



South View Crescent, Yeadon Leeds LS19 7JA

welcome to

South View Crescent, Yeadon Leeds

A three bedroom semi detached house in a popular residential area with SPACIOUS LOFT ROOM, garage/granny flat, front and rear gardens and OFF STREET PARKING. A great property with lots of potential that is sure to appeal to a wide range of buyers.



Entrance Hall

Enter from the front into the hallway with stairs leading to the first floor.

Lounge

19' 6" x 10' 7" (5.94m x 3.23m)

A spacious room having a gas fire with surround, radiator and a uPVC double glazed bay window to the front.

Kitchen

14' 9" x 9' 11" (4.50m x 3.02m)

The kitchen offers a range of wall and base units with worksurfaces incorporating a sink, drainer and gas hob. There is an integrated electric oven and spaces for further appliances. There is a tiled floor, two uPVC double glazed windows and an access door to the rear.

Bedroom One

14' 1" x 8' 7" (4.29m x 2.62m)

A double bedroom positioned to the front elevation with carpet flooring, radiator, a uPVC double glazed window to the front and a wooden single glazed window to the side.

Bedroom Two

11' 7" x 8' 7" (3.53m x 2.62m)

A double bedroom positioned to the rear elevation with carpet flooring and a uPVC double glazed window.

Bedroom Three

8' 11" x 5' 11" (2.72m x 1.80m)

A single bedroom positioned to the front elevation with carpet flooring and a uPVC double glazed window.

Bathroom

Fitted with a three piece suite comprising of a bath with electric shower over, wash hand basin, wc, carpet flooring and a uPVC double glazed window to the rear.

Loft Room

A great storage space with limited head height and having under eaves storage carpet flooring and a skylight.

Garage/Granny Flat

The garage has been converted into further accommodation and has a living room, kitchen and bathroom.

Outside

To the front of the property there is a small lawn with mature shrub and trees and a driveway to the side providing off street parking. To the rear there is a low maintenance garden with paved seating areas and a wooden storage shed.



view this property online williamhbrown.co.uk/Property/YEA106601



welcome to

South View Crescent, Yeadon Leeds

- Semi Detached House
- Three Bedrooms
- Loft Room
- Granny Flat/Garage
- Front & Rear Gardens

Tenure: Freehold EPC Rating: C

offers over

£250,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YEA106601



Property Ref:
YEA106601 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 250 6996



Yeadon@williamhbrown.co.uk



27 High Street, Yeadon, LEEDS, West Yorkshire,
LS19 7SP



williamhbrown.co.uk