

South View Crescent, Yeadon Leeds LS19 7JA



welcome to

South View Crescent, Yeadon Leeds

A three bedroom semi detached house benefiting from front and rear gardens and off street parking, offered with no onward chain. This property is sure to appeal to a wide range of buyers, a great opportunity for someone looking to put their own stamp on, in need of a full refurbishment.













Entrance Hall

Enter from the front into the hallway with wood flooring, radiator and stairs leading to the first floor.

Lounge

28' 3" Into bay x 11' 9" (8.61m Into bay x 3.58m) A spacious, bright and airy room with an exposed brick fireplace, two radiators, wood flooring, a uPVC double glazed bay window to the front and fully glazed patio doors to the rear.

Kitchen

9' 11" x 7' 8" (3.02m x 2.34m)

The kitchen offers a range of wall and base units with worktops incorporating a sink, drainer and gas hob, There is an integrated electric oven and spaces for further appliances. There is also a useful understairs pantry, a uPVC double glazed window to the rear and a side access door.

Landing

The stairs rise from the hallway onto the landing with doors to three bedrooms, bathroom and access to the loft.

Bedroom One

14' x 8' 6" ($4.27m \times 2.59m$) A good size double bedroom positioned to the front elevation with fitted wardrobes, radiator, wood flooring and a uPVC double glazed window.

Bedroom Two

11' 11" x 8' 3" ($3.63m\ x\ 2.51m$) A double bedroom positioned to the rear elevation with fitted wardrobes, wood flooring, radiator and a uPVC double glazed window overlooking the garden.

Bedroom Three

8' 10" x 6' (2.69m x 1.83m) Positioned to the front elevation with storage over the bulkhead, radiator, wood flooring and a uPVC double glazed window.

Bathroom

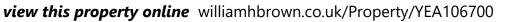
With tiling to splash areas and fitted with a three



piece suite comprising of a panel bath with shower over, wc, pedestal wash hand basin, radiator and a uPVC double glazed window to the rear.

Outside

To the front of the property there is a lawn with hedge borders and a driveway to the side providing off street parking. To the rear there is a private garden with a decked seating area leading off the patio doors then down some steps to the good size lawn with mature hedges and trees bordering.





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- ***No Onward Chain***
- Refurbishment Opportunity
- Popular Location
- Front & Rear Gardens
- Off Street Parking

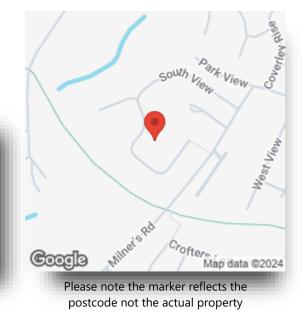
Tenure: Freehold EPC Rating: D

offers over

£260,000







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Property Ref: YEA106700 - 0003 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.

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