









welcome to

Haw Lane, Yeadon Leeds

HUGE POTENTIAL This house will appeal to a wide range of buyers and viewing is advised to really appreciate the potential. A three bedroom mid terrace house in a great location. The property benefits from low maintenance front and rear gardens and a great underhouse storage space.













Entrance Hall

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

Lounge

14' 8" Max x 12' 1" Max (4.47m Max x 3.68m Max) A good size room having a gas fire with stone fireplace which continues into the recess.

Kitchen/Diner

15' 4" Max x 7' 9" Max (4.67m Max x 2.36m Max) The kitchen offers a range of wall and base units with worksurfaces over and spaces for all appliances. There is a useful understairs cupboard and space for a table and chairs.

Landing

The stairs rise from the hallway onto the landing with access to three bedrooms, bathroom, wc and a part boarded loft.

Bedroom One

12' 2" Max x 11' 6" Max (3.71m Max x 3.51m Max) A double bedroom positioned to the front elevation with wood flooring and space for free standing furniture.

Bedroom Two

10' 11" Max x 9' 2" Max (3.33m Max x 2.79m Max) A double bedroom positioned to the rear elevation with a storage cupboard housing the water tank.

Bedroom Three

9' Max x 8' 5" Max (2.74m Max x 2.57m Max) A good size bedroom positioned to the front elevation.

Bathroom

With tiling to splash areas and fitted with a two piece suite comprising of a panel bath with electric shower over and a pedestal wash hand basin.

Wc

A separate wc.

Outside

There are low maintenance paved gardens to the front and rear.

Underhouse Storage

Accessed from the rear garden, a great storage space with limited head height.

Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved





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Haw Lane, Yeadon Leeds

- Mid Terrace House
- Three Good Size Bedrooms
- Low Maintenance Front & Rear Gardens
- Spacious Underhouse Storage
- Huge Potential To Improve

Tenure: Freehold EPC Rating: D

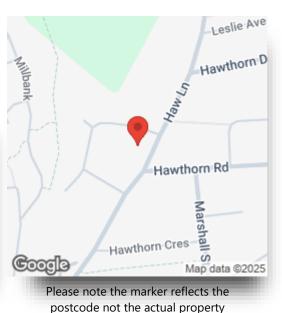
offers over

£210,000









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Property Ref: YEA106785 - 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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