



**Haw Lane, Yeadon Leeds LS19 7XQ**



**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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YEA106785 - 0003

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