



**Flat 2 Town Street, Yeadon Leeds LS19 7EQ**



**welcome to**

## **Flat 2 Town Street, Yeadon Leeds**

A two double bedroom duplex flat that is in a prime Yeadon location, a stones throw from the amenities. The flat is **DECEPTIVELY SPACIOUS** and offering **OPEN PLAN LIVING**. Offered with **NO ONWARD CHAIN**.



## Yeadon

Yeadon is a small town approx 8 miles from Leeds City Centre. Yeadon High Street has a wide range of amenities, bars, cafes, restaurants and two supermarkets. There are regular buses which service Leeds, Bradford and surrounding areas, ideal for commuters. Yeadon also boasts Yeadon Tarn which provides pleasant walks around, green space and a children's play park. Yeadon Town Hall built in the 1880's is a beautiful Grade II listed building and hosts numerous shows and concerts throughout the year and also boasts the lovely stage door café and licensed bar.

## Entrance Hall

Enter from the front into the hallway with stairs leading up to the flat.

## Lounge/Kitchen

14' 8" Max x 12' 9" Max ( 4.47m Max x 3.89m Max )

Offering open plan living the kitchen offers a range of wall and base units with worksurfaces incorporating a sink, drainer and induction hob with extractor fan above. Integrated appliances include electric oven, fridge freezer and there is space for a washing machine. The lounge area is carpeted.

## Bedroom Two

14' 8" Max x 12' 7" Max ( 4.47m Max x 3.84m Max )

A good size double bedroom with space for free standing furniture.

## Bathroom

With tiling to splash areas and fitted with a three piece suite comprising of a bath with shower over, pedestal wash hand basin and wc.

## Bedroom One

16' 11" Max x 14' 8" Max ( 5.16m Max x 4.47m Max )

A spacious double bedroom located on the second floor with ample space for free standing furniture and access to en suite facilities.

## En Suite

With tiling to splash areas and fitted with a three

piece suite comprising of a shower cubicle, wc and pedestal wash hand basin.



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## **Flat 2 Town Street, Yeadon Leeds**

- Two Double Bedroom Duplex Flat
- Prime Yeadon Location
- Two Bathrooms
- Open Plan Living
- Deceptively Spacious

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YEA106861 - 0007

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