



**Redwood Way, Yeadon Leeds LS19 7JU**



**welcome to**

**Redwood Way, Yeadon Leeds**

Offered with no onward chain is this ready to move into well proportioned home in a popular residential area of Yeadon. The property offers two double bedrooms, modern kitchen/diner, driveway, garage and low maintenance rear garden. Internal viewing is highly recommended.



## Yeadon

Yeadon is a charming small town located approximately 8 miles from Leeds City Centre. The High Street offers a variety of amenities, including bars, cafes, restaurants, and two supermarkets. Regular bus services connect Yeadon to Leeds, Bradford, and surrounding areas, making it ideal for commuters. The town is home to Yeadon Tarn, a scenic spot perfect for leisurely walks, green spaces, and a children's play park. Yeadon Town Hall, a beautiful Grade II listed building from the 1880s, hosts numerous shows and concerts throughout the year and features the delightful Stage Door Café and licensed bar.

## Redwood Way

Offered with no onward chain and offering ready to move into accommodation is this well proportioned home in a popular residential area of Yeadon, close to local amenities, good schools and transport links. This home is sure to appeal to a number of buyers and internal viewing is highly recommended to appreciate the accommodation on offer which briefly comprises; Entrance hallway, lounge and modern kitchen/diner to the ground floor. The first floor offers two double bedrooms and a good sized house bathroom. The property benefits from a driveway to the side and a single detached garage which provides ample off street parking and storage. The front garden is well maintained and laid to lawn, to the rear there is an enclosed low maintenance garden.

## Entrance Hall

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

## Lounge

15' 10" Into bay x 11' 2" Max ( 4.83m Into bay x 3.40m Max )

A good sized lounge with neutral decor, fitted gas fire with surround, useful understair storage housing the boiler and bay window to the front.

## Kitchen/Diner

14' 2" Max x 10' 2" Max ( 4.32m Max x 3.10m Max )

A lovely space to this property with a range of wall and base units with complementary work surfaces over with stainless steel sink unit and tiled splash backs. A range of integrated appliances include; dishwasher, washing machine, fridge freezer, electric double oven and gas hob. Ceiling spot lights, radiator, tiled flooring and radiator. There is ample space for dining table and chairs. French doors leading to the rear with built in blinds.

## Landing

The stairs rise from the hallway onto the landing featuring a built in cupboard over the bulkhead, doors to two double bedrooms, bathroom and access to the part boarded loft with pull down ladder.

## Bedroom One

14' 2" Max x 8' 6" Max ( 4.32m Max x 2.59m Max )

A double bedroom with neutral decor with useful fitted wardrobes and drawers, radiator and two windows to the rear

## Bedroom Two

12' 2" Max x 8' 9" Max ( 3.71m Max x 2.67m Max )

Another double bedroom with fitted wardrobes, radiator and window to the front

## Bathroom

A well presented and proportioned bathroom which is fully tiled and fitted with a three piece suite comprising of a bath with mixer tap, shower cubicle, pedestal wash hand basin, wc and chrome heated towel rail.

## Outside

To the front of the house there is a well maintained lawn with planted borders and a driveway to the side provides off street parking. Gated access to the garage providing ample storage.

To the rear is a low maintenance garden with decked and paved areas with fence borders for privacy.

## Garage

A single detached garage with an electric door, perfect for storage or secure parking.



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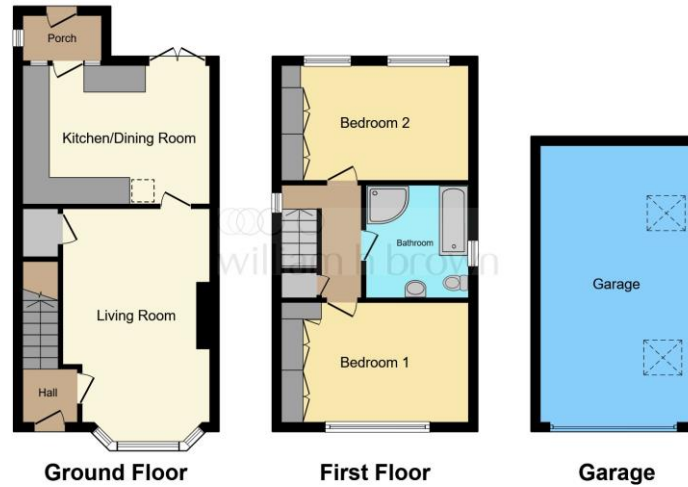
## Redwood Way, Yeadon Leeds

- DETACHED GARAGE
- FRONT & REAR GARDENS
- OFF STREET PARKING
- READY TO MOVE INTO HOME
- TWO DOUBLE BEDROOMS

Tenure: Freehold EPC Rating: D

offers in the region of

**£325,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:  
YEA105586 - 0003

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