



Bolton Grange, Yeadon Leeds LS19 7FR

welcome to

Bolton Grange, Yeadon Leeds

****NO ONWARD CHAIN**** A two double bedroom first floor flat, nicely presented throughout with well proportioned rooms. The property benefits from resident parking and access to communal gardens. A fabulous opportunity for first time buyers and investors.



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.

Entrance Hall

Giving access to all rooms and the loft.

Lounge

14' 1" Max x 12' 1" Max (4.29m Max x 3.68m Max)
A good size lounge with a sliding door to the kitchen.

Kitchen

10' 6" Max x 5' 5" Max (3.20m Max x 1.65m Max)
Well presented and offering a range of wall and base units with work surfaces incorporating a sink, drainer and there are spaces for all appliances.

Bedroom One

10' 7" Max x 10' 1" Max (3.23m Max x 3.07m Max)
A double bedroom with a built in cupboard and space for free standing furniture.

Bedroom Two

9' 3" Max x 7' 5" Max (2.82m Max x 2.26m Max)
A double bedroom with space for free standing furniture.

Bathroom

A well presented bathroom, fully tiled and fitted with a three piece suite comprising of a bath with shower over, wash hand basin with vanity storage below, wc and chrome heated towel rail.

Outside

There is a resident parking space and access to communal gardens.



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- **OPEN HOUSE EVENT 10TH MAY 2-3PM - PHONE TO BOOK A SLOT**
- TWO DOUBLE BEDROOMS
- RESIDENT PARKING
- COMMUNAL GARDENS
- GREAT LOCATION

Tenure: Leasehold EPC Rating: Awaited

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Oct 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA106893 - 0003

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