



Manor Square, Yeadon Leeds LS19 7RB

welcome to

Manor Square, Yeadon Leeds

****NO ONWARD CHAIN**** A nicely presented one-bedroom upper floor flat in a prime Yeadon location, featuring open plan living. This property also offers resident parking and access to communal gardens. It's an excellent opportunity for first-time buyers eager to step onto the property ladder.



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

With space for coats and shoes and giving access to all rooms.

Kitchen/Lounge

17' 7" Max x 17' 6" Max (5.36m Max x 5.33m Max)

Offering open plan living, the kitchen area offers a range of wall and base units with shaker style doors, work surfaces incorporating a sink, drainer and hob with extractor fan above and a tiled splashback. There is an integrated electric oven and spaces for all other appliances. The room also benefits from a useful storage cupboard and dual aspect windows to the rear and side allowing a good amount of natural light to flow through.

Bedroom

15' 6" Max x 9' 10" Max (4.72m Max x 3.00m Max)

A good size double bedroom with a large built in cupboard and 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, wash hand basin with storage below and wc.

Outside

There is resident parking and access to communal gardens.



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- **OPEN HOUSE EVENT SAT 17TH MAY 12:30 - 13:30 - PHONE TO BOOK A SLOT**
- OPEN PLAN LIVING
- WELL PRESENTED THROUGHOUT
- FABULOUS LOCATION
- RESIDENT PARKING

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 123 years from 01 Feb 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA107026 - 0005

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