



**Borrowdale Croft, Yeadon Leeds LS19 7FN**



**welcome to**

**Borrowdale Croft, Yeadon Leeds**

A two-bedroom semi-detached true bungalow, ideally situated in a cul-de-sac. Offering generous living space throughout, this charming home features a bright and airy lounge, a large conservatory, front and rear gardens. Additional benefits include a private driveway and a detached garage.



## 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 Porch

Enter from the side into the porch with access to the lounge and kitchen.

## Lounge

18' 5" Into bay x 11' 8" Max ( 5.61m Into bay x 3.56m Max )  
A spacious, bright and airy room with a feature fireplace and a bay window to the front allowing a good amount of natural light to flow through.

## Kitchen

10' 7" Max x 6' 9" Max ( 3.23m Max x 2.06m Max )  
Offering a range of wall and base units with work surfaces incorporating sink, drainer and gas hob. and there are spaces for all appliances.

## Bedroom One

12' 10" Max x 8' 10" Max ( 3.91m Max x 2.69m Max )  
A double bedroom positioned to the rear elevation with space for free standing furniture.

## Bedroom Two

9' 1" Max x 8' 7" Max ( 2.77m Max x 2.62m Max )  
A good size bedroom positioned to the rear elevation with space for free standing furniture, access to the part boarded loft and fully glazed sliding doors leading into the conservatory.

## Bathroom

With tiling to splash areas and flitted with a three piece suite comprising of a bath with shower over, pedestal wash hand basin, wc and chrome heated towel rail.

## Conservatory

16' 8" Max x 8' 7" Max ( 5.08m Max x 2.62m Max )  
A fabulous addition to this property creating extra living accommodation with glazing to three sides and French doors leading out to the garden.

## Outside

To the front of the property there is a lawn with mature shrub borders and a driveway to the side providing off street parking. To the rear is a private garden laid to lawn with well established shrubs and trees.

## Garage

A single detached garage, perfect for storage or secure parking.



***view this property online*** [williamhbrown.co.uk/Property/YEA106976](http://williamhbrown.co.uk/Property/YEA106976)



**welcome to**

## **Borrowdale Croft, Yeadon Leeds**

- TRUE BUNGALOW
- SPACIOUS LIVING ACCOMMODATION
- FABULOUS CONSERVATORY
- HUGE POTENTIAL
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£200,000**



**view this property online** [williamhbrown.co.uk/Property/YEA106976](https://williamhbrown.co.uk/Property/YEA106976)



Property Ref:  
YEA106976 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the  
postcode not the actual property



**william h brown**



**0113 250 6996**



[Yeadon@williamhbrown.co.uk](mailto:Yeadon@williamhbrown.co.uk)



27 High Street, Yeadon, LEEDS, West Yorkshire,  
LS19 7SP



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**