



High Street, Yeadon Leeds LS19 7AB

welcome to

High Street, Yeadon Leeds

A two double bedroom mid terrace stone house in a great location at the top of Yeadon. The property features well proportioned rooms, kitchen/diner, occasional room and private rear garden. Additionally there is a workshop/HOME OFFICE and OFF STREET PARKING.



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

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

Lounge

14' Max x 10' 10" Max (4.27m Max x 3.30m Max)
A good size room with a feature fireplace.

Kitchen/Diner

13' 2" Max x 12' 6" Max (4.01m Max x 3.81m Max)
A good size kitchen offering a range of wall and base units with work surfaces incorporating a sink and drainer. There are spaces for all appliances including a large range cooker, washing machine and fridge freezer. Additionally there is space for a table and chairs.

Cellar

A great storage space.

Bedroom One

12' 2" Max x 11' 2" Max (3.71m Max x 3.40m Max)
A double bedroom positioned to the rear elevation with a feature fireplace and space for free standing furniture.

Bedroom Two

10' Max x 9' 10" Max (3.05m Max x 3.00m Max)
A double bedroom positioned to the front elevation with space for free standing furniture.

Occasional Room

10' Max x 5' 7" Max (3.05m Max x 1.70m Max)
A versatile room with many uses depending on the buyers needs. This room doesn't have a window.

Bathroom

Fitted with a three piece suite comprising of a bath with shower over, pedestal wash hand basin, wc and heated towel rail.

Outside

To the rear of the property there is a private low maintenance garden, mostly paved with a lawned area beyond. Additionally there are two storage sheds.

Workshop/Home Office

A versatile space with a number of uses depending on the buyers needs.

Agents Note

There is a easement on the title, please enquire with the branch



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High Street, Yeadon Leeds

- **OPEN DAY SATURDAY 19TH JULY 12-1PM - PHONE TO BOOK A SLOT**
- TWO DOUBLE BEDROOMS AND OCCASIONAL ROOM
- KITCHEN/DINER
- PRIVATE REAR GARDEN
- WORKSHOP/HOME OFFICE

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA106022 - 0004

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