



Henshaw Lodge New Road, Yeadon Leeds LS19 7SE

welcome to

Henshaw Lodge New Road, Yeadon Leeds

A CHARMING end-terrace property offering three SPACIOUS double bedrooms, brimming with potential and ready for modernisation. The property features two generous reception rooms, a kitchen/diner, a guest WC, and a large family bathroom. Outside, you'll find a private garden 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 Hall

Enter from the side into the porch, a great space for shoes and giving access to the hallway.

Hallway

With a tiled floor and stairs leading to the first floor.

Living Room

19' 4" Max x 15' 1" Max (5.89m Max x 4.60m Max)

A spacious, bright and airy room having a feature fireplace, wood flooring and dual aspect windows to the front and side allowing a good amount of natural light to flow through.

Lounge

14' Max x 12' 3" Max (4.27m Max x 3.73m Max)

A second reception room with a feature fireplace and built in cupboards and wood flooring.

Kitchen/Diner

13' 11" Max x 11' 11" Max (4.24m Max x 3.63m Max)

A spacious kitchen/diner having a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob. There is an integrated oven and spaces for all other appliances, table and chairs. Dual aspect windows to the side and rear keep the room bright and airy. Exposed wood beams really give this room character.

Guest Wc

With a wc and wall mounted wash hand basin.

Cellar

A great storage space.

Landing

The stairs rise from the hallway onto the landing with doors to three double bedrooms, spacious bathroom and access to the loft.

Bedroom One

15' 1" Max x 12' 6" Max (4.60m Max x 3.81m Max)

A spacious double bedroom positioned to the front elevation with fitted wardrobes.

Bedroom Two

15' 3" Max x 12' 5" Max (4.65m Max x 3.78m Max)

A spacious double bedroom positioned to the front elevation with a feature fireplace and space for free standing furniture.

Bedroom Three

11' 11" Max x 9' 4" Max (3.63m Max x 2.84m Max)

A double bedroom positioned to the rear elevation with space for free standing furniture.

Bathroom

A larger than average bathroom fitted with a three piece suite comprising of a large walk in shower, wc and pedestal wash hand basin.

Outside

To the side of the property there is a lawn with well stocked borders and mature trees providing privacy and to the rear is a paved seating area.

Garage

A single detached garage, great for storage.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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welcome to

Henshaw Lodge New Road, Yeadon Leeds

- CHARACTERFUL END TERRACE HOUSE
- HUGE POTENTIAL
- THREE DOUBLE BEDROOMS
- DETACHED GARAGE
- SPACIOUS ROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA106967 - 0004

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.

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