









# welcome to

# **Borrowdale Croft, Yeadon Leeds**

A one bedroom upper floor flat in a great location and featuring a SPACIOUS lounge, double bedroom, kitchen and bathroom. Additionally there is an ALLOCATED PARKING space and access to COMMUNAL GARDENS.













## Hallway

With a storage cupboard.

## Lounge

14' 11" Max x 10' 11" Max ( 4.55m Max x 3.33m Max ) A spacious room with a window to the front.

#### Kitchen

10' 2" Max x 5' 7" Max ( 3.10m Max x 1.70m Max ) The kitchen offers a range of wall and base units with work surfaces incorporating a sink and drainer. There are spaces for a washing machine, oven and fridge freezer.

#### **Bedroom**

11' 8" Max x 8' 11" Max ( 3.56m Max x 2.72m Max ) A double bedroom with space for free standing furniture.

#### **Bathroom**

Part tiled and fitted with a three piece suite comprising of a bath with shower over, wc and wash hand basin.

#### Outside

There is an allocated parking space and access to communal gardens.





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# **Borrowdale Croft, Yeadon Leeds**

- UPPER FLOOR FLAT
- ONE DOUBLE BEDROOM
- ALLOCATED PARKING SPACE
- **COMMUNAL GARDENS**
- **GREAT LOCATION**

Tenure: Leasehold EPC Rating: C

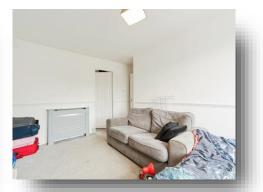
Council Tax Band: B Service Charge: 1080.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 02 Feb 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £130,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/YEA107106



Property Ref: YEA107106 - 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 quidance 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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