



**Lea Mill Park Drive, Yeadon Leeds LS19 7YH**

**welcome to**

## **Lea Mill Park Drive, Yeadon Leeds**

A well-presented two-bedroom FIRST-FLOOR apartment situated in a sought-after area of Yeadon. This ready-to-move-into home boasts a spacious lounge, two generously sized bedrooms, ALLOCATED PARKING, and access to attractive communal gardens. Offered for sale with no onward chain.



## **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.

There are communal gardens and an allocated parking space.

## **Hallway**

With a useful storage cupboard and access to all rooms.

## **Lounge**

15' 5" Max x 10' 1" Max ( 4.70m Max x 3.07m Max )  
a spacious bright and airy room with a wall mounted electric fire.

## **Kitchen**

10' 5" Max x 5' 2" Max ( 3.17m Max x 1.57m Max )  
The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob. Integrated appliances include an oven, fridge freezer and there is space for a washing machine.

## **Bedroom One**

13' 4" Max x 10' 1" Max ( 4.06m Max x 3.07m Max )  
A double bedroom with fitted wardrobes.

## **Bedroom Two**

9' Max x 7' 9" Max ( 2.74m Max x 2.36m Max )  
A good size bedroom with space for free standing furniture.

## **Bathroom**

With tiled walls and fitted with a panel bath, wash hand basin and wc.

## **Outside**



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## Lea Mill Park Drive, Yeadon Leeds

- FIRST FLOOR APARTMENT
- TWO BEDROOMS
- COMMUNAL GARDENS
- ALLOCATED PARKING SPACE
- DESIRABLE LOCATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1500.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 1984.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

**£130,000**



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Property Ref:  
YEA106810 - 0005

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