







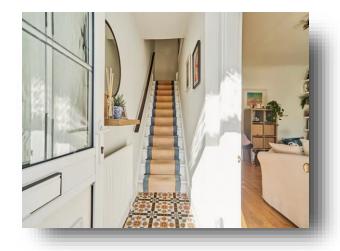


welcome to

Netherfield Terrace, Yeadon Leeds

A beautifully presented mid-terrace stone property arranged over three floors. This charming home offers well-proportioned rooms, a modern kitchen and bathroom, two spacious double bedrooms, and a delightful private rear garden. Viewing is highly recommended.













Entrance Hall

Enter from the front into the hallway with a decorative tiled floor and stairs leading to the first floor.

Lounge

14' 1" Max x 13' 11" Max (4.29m Max x 4.24m Max) A bright and airy room having a fabulous feature fireplace with a log burner set into the exposed brick recess with stone lintel and wood flooring.

Kitchen

14' 3" Max x 8' 10" Max (4.34m Max x 2.69m Max) A beautifully presented kitchen offering a range of wall and base units with work surfaces incorporating a Belfast sink and gas hob with a tiled splashback and extractor fan above. Integrated appliances include an oven, dishwasher and there is space for a fridge freezer. The wood floor really compliments the units giving a lovely sleek finish.

Cellar

A large storage cellar on the lower ground with plumbing for a washing machine, dryer and housing the boiler.

Landing

The stairs rise from the hallway onto the landing with an airing cupboard, doors to two bedrooms and bathroom.

Bedroom One

14' $\text{Max} \times 8$ ' 11" $\text{Max} (4.27\text{m Max} \times 2.72\text{m Max})$ A good size double bedroom with space for free standing furniture.

Bedroom Two

11' Max x 8' 11" Max (3.35m Max x 2.72m Max) A double bedroom with space for free standing furniture.

Bathroom

A modern and stylish bathroom, fitted with a four piece suite comprising a freestanding bath, shower cubicle, wc, wash hand basin and a chrome heated towel rail.

Outside

To the rear there is a well maintained, pretty garden with a paved seating area and lawn beyond.

Agenys Note

There is a easement on the title, please enquire with the branch - Right of way to the rear.





welcome to

Netherfield Terrace, Yeadon Leeds

- MID TERRACE STONE HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- ARRANGED OVER THREE FLOORS
- MODERN KITCHEN & BATHROOM
- PRIVATE REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£230,000







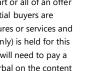


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YEA107187



Property Ref: YEA107187 - 0003 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.



0113 250 6996



william h brown

Yeadon@williamhbrown.co.uk



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



williamhbrown.co.uk

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.