



Haw View, Yeadon Leeds LS19 7XF

welcome to

Haw View, Yeadon Leeds

A well-presented semi-detached home located in a sought-after residential area. The property offers generously sized rooms, a convenient downstairs WC, a utility room, gardens on three sides, and a driveway providing off-street parking.



Auctioneer's Comments

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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 welcoming hallway with stairs leading to the first floor.

Lounge

13' 10" Max x 11' 10" Max (4.22m Max x 3.61m Max)
A bright and airy room having a mulitfuel fire with exposed stone feature.

Kitchen/Diner

20' 11" Max x 9' 6" Max (6.38m Max x 2.90m Max)
The kitchen offers a range of wall and base units with work surfaces incorporating a sink and drainer with a tiled pasha and there are spaces for appliances, table and chairs.

Utility Room

13' 7" Max x 5' 1" Max (4.14m Max x 1.55m Max)
With wail and base units and spaces for appliances.

Downstairs Wc

With a wc and wash hand basin.

Landing

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

Bedroom One

13' 2" Into recess x 11' 11" Max (4.01m Into recess x 3.63m Max)
A good size double bedroom positioned to the front elevation with fitted wardrobes and built in airing cupboard.

Bedroom Two

11' 2" Into recess x 8' Into recess (3.40m Into recess x 2.44m Into recess)
A double bedroom positioned to the rear elevation with space for free standing furniture.

Bedroom Three

8' 7" Max x 7' 8" Max (2.62m Max x 2.34m Max)
A single bedroom positioned to the front elevation

with space for free standing furniture.

Bathroom

Fully tiled and fitted with a three piece suite comprising a bath with shower over, wc and wash hand basin with ample storage below.

Outside

Set on a corner plot with garden to three sides and a block paved driveway providing off street parking.

Agents Note

Running a business from this property is not permitted.



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Haw View, Yeadon Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SEMI DETACHED HOUSE
- THREE GOOD SIZE BEDROOMS

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEA107208 - 0003

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