



Borrowdale Croft, Yeadon Leeds LS19 7FN

welcome to

Borrowdale Croft, Yeadon Leeds

****NO ONWARD CHAIN**** An extended semi-detached home located in a desirable area of Yeadon, offering generous living space throughout. The property features a bright and welcoming lounge, an extended kitchen/diner, two well-proportioned double bedrooms, a driveway, and gardens to the front and rear.



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.

Lounge

A spacious, bright and airy room with dual aspect windows allowing a good amount of natural light to flow through.

Kitchen/Diner

The extended kitchen offers a good range of wall and base units with work surfaces incorporating a Belfast sink and there are spaces for all appliances including a large range oven. Fully glazed patio doors open up to the rear garden and there is a side access door.

Bedroom One

A double bedroom positioned to the rear elevation with fitted wardrobes and a built in cupboard.

Bedroom Two

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

Shower Room

With tiled walls and comprising a large walk in shower, wc and wash hand basin with storage below.

Outside

To the front of the property there is a small lawn and a driveway to the side providing off street parking. The rear garden is low maintenance with a paved seating area and rockery garden beyond.

Agents Note

We have been unable to verify if Planning Permission or Building Regulation Certification has been provided for the rear extension to the property. We ask that you satisfy yourself in this regard before proceeding.



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Borrowdale Croft, Yeadon Leeds

- EXTENDED SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- SPACIOUS KITCHEN/DINER
- WELL PRESENTED SHOWER ROOM
- FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA107252 - 0002

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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