









welcome to

Park Avenue, Yeadon Leeds

LOTS OF POTENTIAL A three bedroom semi detached house, nicely presented throughout with well proportioned rooms, low maintenance gardens, single detached garage and two further garages en bloc. There is the POTENTIAL to extend and develop the land STPP.

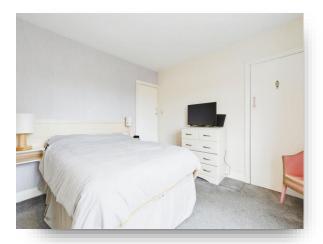












Auctioneer's Comments

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Yeadon

Yeadon is a small town approx 8 miles from Leeds City Centre. Yeadon High Street has a wide range of amenities, bars, cafes, restaurants and two supermarkets. There are regular buses which service Leeds, Bradford and surrounding areas, ideal for commuters. The prestigious Woodhouse Grove is a short drive away. Yeadon also boasts Yeadon Tarn which provides pleasant walks around, green space and a children's play park. Yeadon Town Hall built in the 1880's is a beautiful Grade II listed building and hosts numerous shows and concerts throughout the year and also boasts the lovely stage door café and licensed bar.

Entrance Hall

Enter from the front into the hallway with stairs leading to the first floor.

Lounge

15' 11" Into bay x 14' 1" Max (4.85m Into bay x 4.29m Max)

A spacious room with an exposed stone gas fireplace.

Kitchen

12' Max x 8' 10" Max (3.66m Max x 2.69m Max) The kitchen is fitted with a range of wall and base units with work surfaces incorporating a sink and drainer. There are spaces for all appliances, table and chairs and there is a useful understairs pantry.

Shower Room

Located on the ground floor and fitted with a three piece suite comprising of a shower cubicle, wc and pedestal wash hand basin.

Landing

The stairs rise from the hallway onto the landing with doors to three bedrooms.

Bedroom One

13' 10" Max \times 9' 11" Max (4.22m Max \times 3.02m Max) A good size double bedroom positioned to the front elevation with fitted wardrobes and a large storage cupboard. There is also access to the loft from this bedroom.

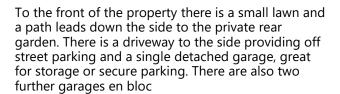
Bedroom Two

11' 1" Max x 9' 11" Max (3.38m Max x 3.02m Max) A double bedroom positioned to the rear elevation with space for free standing furniture.

Bedroom Three

7' 11" Max x 7' 1" Max (2.41m Max x 2.16m Max) A single bedroom positioned to the rear elevation with space for free standing furniture.

Outside







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Park Avenue, Yeadon Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- DEVELOPMENT POTENTIAL
- Three Bedroom Semi Detached House

Tenure: Freehold EPC Rating: D

Council Tax Band: B

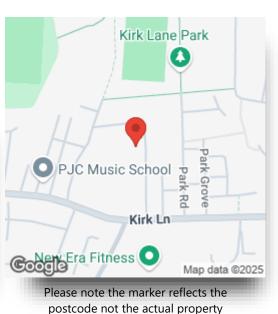
guide price

£255,000









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