



Park Avenue, Yeadon Leeds LS19 7EZ

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

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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.



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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 x 9' 11" Max (4.22m Max x 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

To the front of the property there is a small lawn and a path leads down the side to the private rear garden. There is a driveway to the side providing off street parking and a single detached garage, great for storage or secure parking. There are also two further garages en bloc

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- 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA106807 - 0006

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