









welcome to

Springwell Terrace, Yeadon Leeds

A two bedroom mid terrace house located at the top of Yeadon with easy access to the amenities. The house features well proportioned rooms, modern kitchen, large basement, private garden and garage. This property is sold with no onward chain and would be perfect for first time buyers.













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

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

Lounge/Diner

15' 7" Max x 10' Max (4.75m Max x 3.05m Max) The lounge area features a log burner and there is space for a table and chairs in the dining area with a bay window allowing a good amount of natural light to flow through.

Kitchen

16' 9" Max x 5' 2" Into recess (5.11m Max x 1.57m Into recess)

The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob. There is an integrated oven and space for an under counter fridge.

Basement/Utility

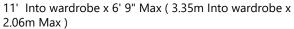
A fabulous space on the lower ground floor with ample storage room and plumbing for a washing machine.

Bedroom One

11' Into wardrobe x 8' 3" Max (3.35m Into wardrobe x 2.51m Max)

A double bedroom with a built in wardrobe.

Bedroom Two



A good size single bedroom with a built in wardrobe.

Shower Room

Fitted with a three piece suite comprising a shower cubicle, wc and wash hand basin.

Outside

To the front of the property there is a low maintenance paved garden with well stocked flowerbeds.

Garage

The property benefits from a detached garage which is on the neighbouring street. This is currently rented out and could provide an income opportunity depending on the buyers needs.

Agents Note

There is an existing Right of Way at the property, There is a public footpath between the house and garden.





welcome to

Springwell Terrace, Yeadon Leeds

- MID TERRACE HOUSE
- TWO GOOD SIZE BEDROOMS
- PRIVATE GARDEN
- LARGE BASEMENT
- NO ONWARD CHAIN

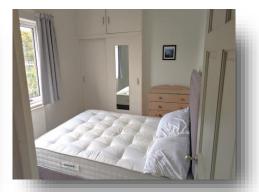
Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£210,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/YEA107226



Property Ref: YEA107226 - 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 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.





0113 250 6996



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.