





Green Lane,Yeadon Leeds LS19 7BX

william h brown

welcome to

Green Lane, Yeadon Leeds

Attractive two double bedroom mid terrace property situated in the popular Dyehouse Walk development. The house features a modern kitchen and bathroom, useful downstairs WC, beautiful rear garden, and two allocated parking spaces. Perfect for first-time buyers looking for a home ready to move into.













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.

Living Room
A spacious and light-filled lounge forming the heart of the home, with stairs to the first floor and plenty of space for comfortable seating and everyday living.

Kitchen/Diner
A stylish and well-appointed kitchen fitted with a good range of contemporary wall and base units with high-gloss white doors and complementary work surfaces incorporating a sink and drainer, together with a gas hob and extractor hood above. Integrated appliances include a double oven, dishwasher and fridge freezer, while there is also space and plumbing for a washing machine. The dining area offers ample room for a table and chairs, creating an ideal space for everyday dining and entertaining. A useful understairs storage cupboard provides additional practicality.

Downstairs Wc
A useful downstairs WC fitted with a WC and wash hand basin, with additional space for hanging coats and storing everyday essentials. Ideal for guests and convenient day-to-day family living.

Bedroom One
A good-sized double bedroom featuring fitted wardrobes, providing excellent built-in storage while still offering ample space for additional furniture.

Bedroom Two
A well-proportioned second double bedroom offering ample space for freestanding furniture, creating a comfortable and versatile room suitable for a variety of needs.

Bathroom
The stylish, fully tiled bathroom is beautifully presented and fitted with a contemporary white suite comprising a paneled bath with shower over, WC and a hand basin set within a vanity unit providing useful storage. Finished to a modern standard, the room offers a bright and elegant space, enhanced by practical storage solutions.

Externally
The enclosed rear garden is a delightful outdoor space, thoughtfully landscaped to create a peaceful setting for relaxing and entertaining. A paved pathway leads through a lawned garden bordered by a variety of mature shrubs, flowering plants and climbing greenery, adding colour and privacy throughout the seasons. An attractive pergola creates a charming focal point and leads to a graveled seating area at the rear, providing the perfect spot for outdoor dining or enjoying the sunshine. The garden is fully enclosed by fencing and offers a lovely balance of lawn, planting and seating areas.

Parking
There are two allocated parking spaces to the rear and visitor parking.

Service/Management Charge
£160 pa

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Green Lane, Yeadon Leeds

- DESIRABLE GREEN LANE MILLS DEVELOPMENT RETAINING MANY CHARACTER FEATURES OF THE MILL & DYEWORKS
- TWO DOUBLE BEDROOM MID TERRACE HOUSE
- STYLISH KITCHEN & BATHROOM & DOWNSTAIRS WC
- BEAUTIFUL REAR GARDEN
- TWO ALLOCATED PARKING SPACES & VISITOR PARKING

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

offers over

£260,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
YEA107665 - 0008

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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