



Hawthorn Avenue, Yeadon Leeds LS19 7UJ

welcome to

Hawthorn Avenue, Yeadon Leeds

A substantial extended semi-detached house with a longstanding HMO license, offering five good-sized bedrooms, two bathrooms, kitchen, lounge and a large garage/workshop. Additionally there is a self contained one bedroom flat. A fabulous investment opportunity with a historically regular income.



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.

Main House Hallway

With stairs leading to the first floor.

Living Room

A spacious room with feature fireplace.

Kitchen/Diner

The kitchen offers a range of wall and base units, integrated oven and spaces for appliances. The dining area has ample space for a table and chairs.

Bedroom One

A double bedroom with space for free standing furniture and access to an en suite bathroom.

En-Suite

Comprising a bath, wc and hand basin.

Bedroom Two

A double bedroom with space for free standing furniture.

Bedroom Three

A double bedroom with space for free standing furniture.

Bedroom Four

A double bedroom with space for free standing furniture.

Bedroom Five

A single bedroom with space for free standing furniture.

Bathroom

Comprising a bath, wc and hand basin.

Self Contained Flat Lounge

A bright and airy lounge with a bay window to the front.

Kitchen

A kitchen area serving the self-contained flat, fitted with a range of wall and base units incorporating an integrated oven and hob, with access through to the utility room.

Bathroom

Comprising a bath with shower over, shower cubicle, wc and hand basin.

Utility Room

With space for a washing machine, tumble dryer and fridge freezer.

Bedroom Six

A double bedroom with space for free standing furniture.

External Front Garden

The front garden is designed for low-maintenance upkeep and can be enjoyed by all occupiers. There is also the potential to separate the space between the main house and the self-contained flat, if required.

Garage/Workshop

A versatile garage/workshop currently used solely by the self-contained flat for storage. This useful space could be allocated to the main house, retained as additional storage, or potentially provide an investment opportunity through rental, subject to any necessary consents.

Agents Note

1, 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.

2, The property is of non-standard construction, please seek confirmation of lending ability and liaise with your conveyancer.



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welcome to

Hawthorn Avenue, Yeadon Leeds

- SPACIOUS & EXTENDED SEMI DETACHED HOUSE
- LONG TERM HMO LICENSE NEWLY RENEWED
- SELF CONTAINED GROUND FLOOR FLAT WITH SEPARATE ENTRANCE
- FIVE FURTHER BEDROOMS & TWO BATHROOMS IN THE MAIN HOUSE
- SPACIOUS LOUNGE & KITCHEN/DINER

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£390,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA107479 - 0004

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.

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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