





East View,Yeadon Leeds LS19 7AD

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welcome to

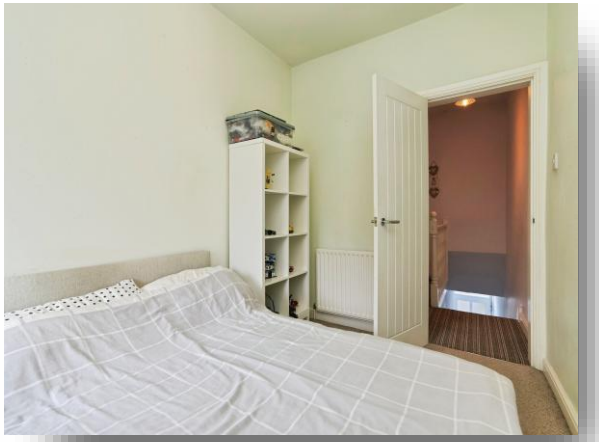
East View, Yeadon Leeds

A charming stone-built mid terrace home close to Yeadon Tarn, featuring two double bedrooms, a spacious living room, modern kitchen and bathroom, useful cellar storage and a private front garden. Ideally located for local amenities, well regarded schools and excellent transport links.













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 inviting living room, beautifully presented in neutral tones to create a bright and airy atmosphere. A large front-facing window allows an abundance of natural light to flood the room, while the attractive feature fireplace with decorative surround provides a focal point. Offering ample space for multiple sofas and additional furnishings, this comfortable reception room is ideal for both relaxing and entertaining.

Kitchen
A modern fitted kitchen, thoughtfully designed to maximise both space and functionality. The kitchen is fitted with a range of contemporary wall and base units complemented by stylish work surfaces and tiled splashbacks. There is an integrated electric oven with induction hob, space and plumbing for a washing machine, and additional room for further appliances. Finished with modern flooring and neutral décor throughout, the kitchen offers a sleek and low-maintenance space ideal for modern living.

Cellar
The useful cellar provides excellent storage space and offers potential for a variety of uses. Featuring power, lighting and a small window providing natural light and ventilation, this practical area is ideal for general storage and a workshop.

Bedroom One
A spacious double bedroom, beautifully presented in neutral tones and offering ample space for a double bed and additional freestanding furniture. A large window allows plenty of natural light to fill the room, creating a bright and comfortable atmosphere. Benefiting from fitted wardrobes providing excellent storage.

Bedroom Two
A furthe double bedroom, offering excellent versatility for a range of uses. The room provides ample space for a double bed and additional bedroom furniture. Finished in neutral tones with fitted carpeting, this well-proportioned room would make an ideal guest bedroom, child's bedroom or home office, depending on individual requirements.

Bathroom
A stylish and contemporary house bathroom fitted with a modern three-piece suite comprising a bath with shower over and glazed shower screen, hand basin and WC. Attractive full-height tiling enhances the space, while a frosted window provides natural light and ventilation.

Externally
To the front of the property is a pleasant enclosed garden, predominantly laid to lawn with a paved pathway leading to the entrance door. Bounded by stone walling and timber fencing, the garden provides an attractive outdoor space with ample room for seating and enjoying the warmer months.

Agents Notes
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, There is a Right of Way for the neighbours to wash their windows and maintain the guttering.



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welcome to

East View, Yeadon Leeds

- MID TERRACE STONE HOUSE
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN & BATHROOM
- USEFUL STORAGE CELLAR
- NICELY PRESENTED THROUGHOUT

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

£215,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
YEA107656 - 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.

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