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Westfield Avenue, Leeds, LS19 7NG

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Leeds,
LS19 7NG

£180,000

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Nestled on Westfield Avenue in the charming town of Yeadon, Leeds, this delightful terraced house presents an excellent opportunity for first-time buyers or those seeking a buy-to-let investment. With its modern features and inviting atmosphere, this property is sure to capture your interest.

Upon entering, you are welcomed by a spacious entrance hall that leads to a generous lounge, complete with an attractive fireplace that adds a touch of warmth and character. The heart of the home is undoubtedly the modern dining kitchen, which is perfect for both casual meals and entertaining guests. Adjacent to the kitchen, a rear porch or conservatory offers additional space and a seamless connection to the outdoors.

The accommodation comprises two well-proportioned double bedrooms, providing ample space for relaxation and rest. The large house bathroom features a corner bath, ideal for unwinding after a long day.

Externally, the property boasts off-street parking at the front, ensuring convenience for residents and visitors alike. The expansive, paved garden at the rear is a true highlight, offering a splendid setting for outdoor dining and leisure during the warmer months.

This home is ideally situated between two highly regarded schools and is within easy reach of a variety of local shops and amenities, making it a practical choice for families and professionals. With the added benefits of gas heating and double glazing, this property combines comfort with modern living. Don’t miss the chance to make this charming house your new home.













Additional Info
Offer Acceptance & AML Regulations

Under the Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017, we are required to obtain proof of the source of funds for the purchase, as well as identification documents for all prospective buyers. We kindly ask buyers to assist with this process to avoid any delays in agreeing a sale.

A fee of £42 (inclusive of VAT) per named buyer is payable by the successful purchaser(s). This fee covers the money laundering checks carried out by SmartSearch, the firm that administers our ID verification. Please note that the property will not be marked as sold subject to contract until all required identification has been provided and AML checks have been satisfactorily completed.

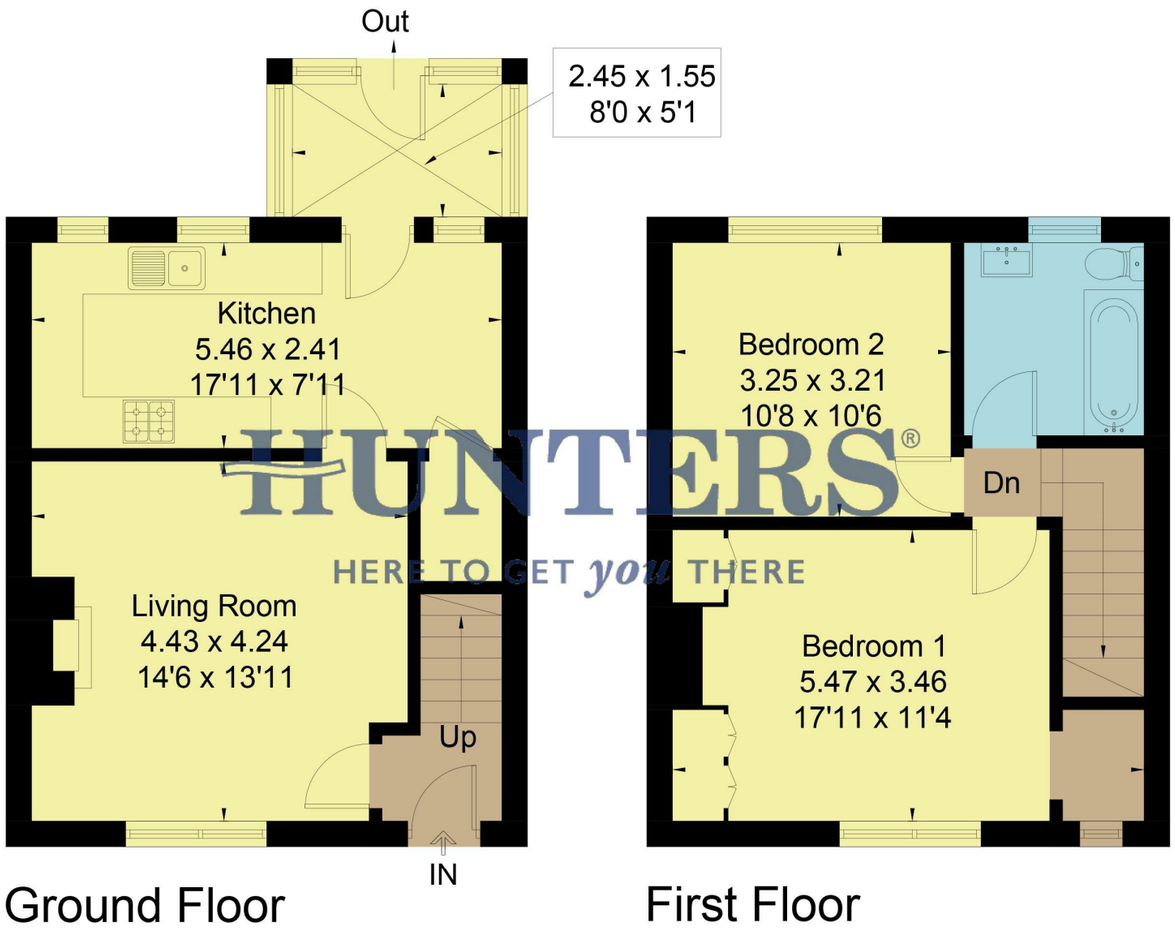
Mortgage Advice

We are pleased to offer mortgage advice through our partnership with CS Mortgage Solutions. To arrange an appointment, please contact the branch and we will organise for an advisor to help you find the most suitable mortgage for your circumstances.
The initial consultation is free of charge and without obligation. A fee may be payable should you choose to proceed with their services.

Please Note

The extent of the property and its boundaries are subject to confirmation by inspection of the title deeds. All measurements provided in these particulars are approximate and intended for guidance only. Fixtures, fittings and appliances have not been tested, and no warranty can be given regarding their condition or functionality. Internal photographs are supplied for general information and should not be taken to imply that any specific item is included in the sale.

Approximate Floor Area = 78.9 sq m / 849 sq ft

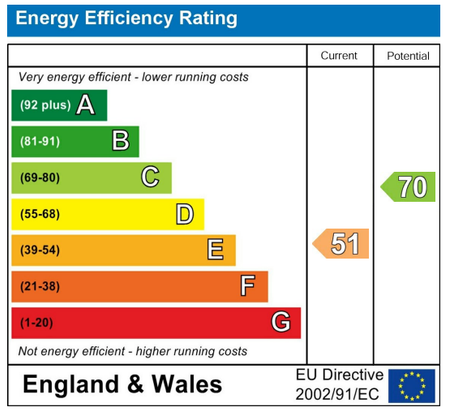


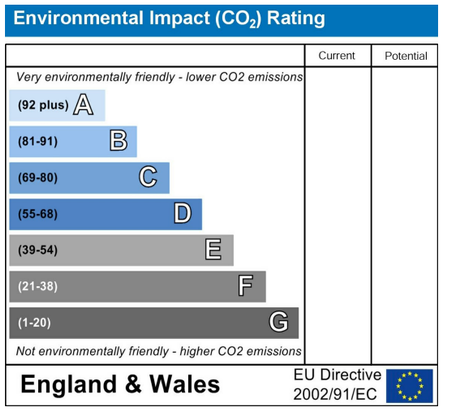
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Tenure: Freehold
Council Tax Band: B

- DINING KITCHEN
- VERY LARGE REAR GARDEN
- CLOSE TO HIGHLY REGARDED SCHOOLS
- DOUBLE GLAZING
- GAS HEATING
- OFF-STREET PARKING
- EPC RATING = D
- TWO LARGE DOUBLE BEDROOMS

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #106484





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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