



HUNTERS[®]

HERE TO GET *you* THERE



Westfield Mount, Yeadon, Leeds, LS19

£245,000

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A two bedroom semi-detached bungalow, immaculately presented throughout, and located within a peaceful neighbourhood of Yeadon. The property has a modern fitted kitchen and bathroom, two bedrooms and a well proportioned living room. Externally, there is a low maintenance garden to the rear, plus a single garage and driveway parking. The bungalow comes to the market with **NO ONWARDS CHAIN**.

Yeadon offers superb access to a selection of highly regarded primary and secondary schools, catering to the educational needs of families. Furthermore, the property's proximity to local amenities and a nearby train station ensures that daily necessities and commuting are effortlessly taken care of.

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
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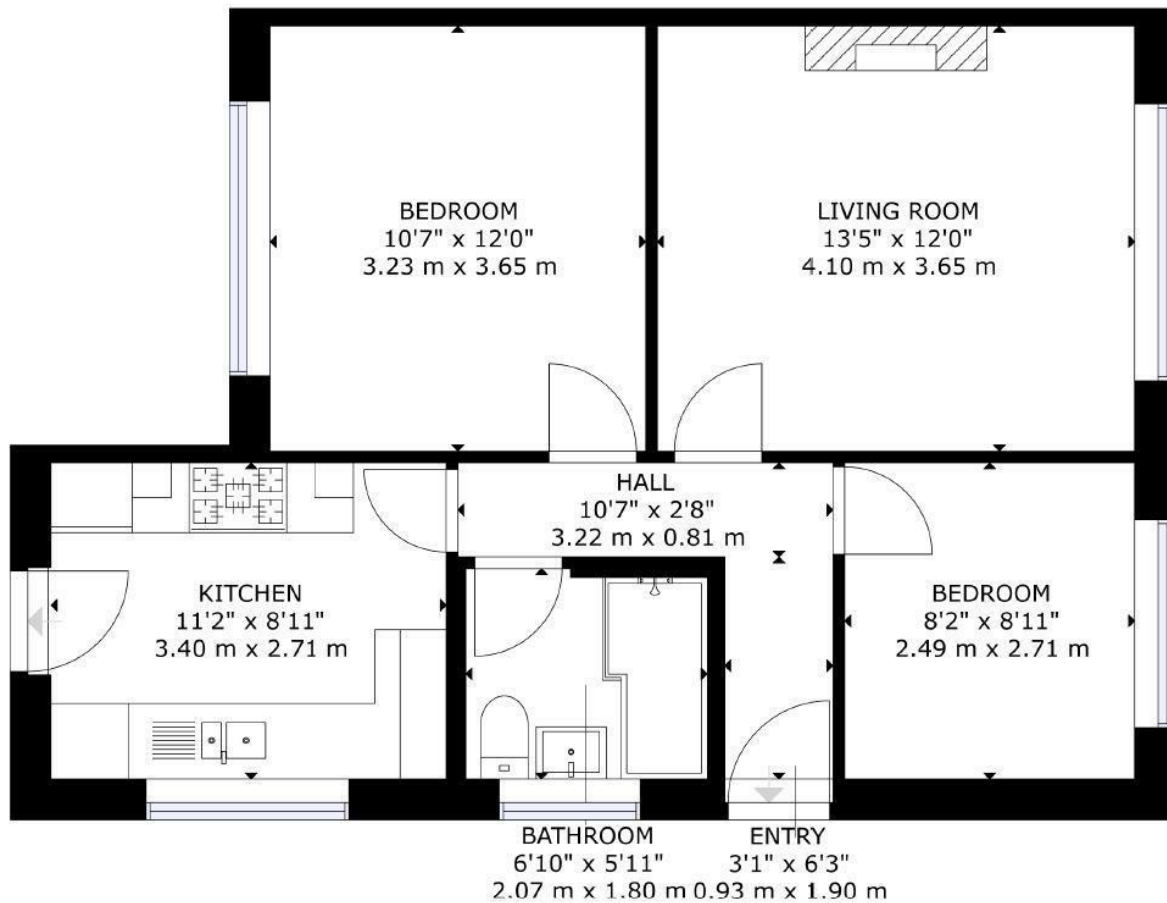


KEY FEATURES

- TWO BEDROOMS
- SEMI-DETACHED BUNGALOW
- MODERN FITTED KITCHEN AND BATHROOM
- DRIVEWAY AND SINGLE GARAGE
- LOW MAINTENANCE PATIO TO FRONT AND REAR
 - NO ONWARDS CHAIN
 - EPC RATING D
 - COUNCIL TAX BAND C







GROSS INTERNAL AREA
TOTAL: 574 sq.ft, 53 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

AGENTS NOTES
Tenure: Freehold

Council Tax Band C, Leeds City Council

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

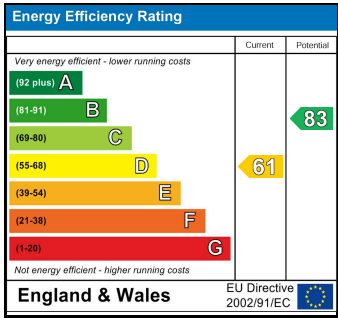
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

ADDITIONAL SERVICES

If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 170 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

DISCLAIMER

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.



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