



**Sandy Way, Yeadon, Leeds, LS19 7EW**



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## **Sandy Way, Yeadon Leeds**

Characterful duplex flat in a prime Yeadon location, beautifully presented throughout blending the old with modern seamlessly. Featuring exposed stone walls and two double bedrooms, this charming home is ideal for first time buyers and benefits from no ground rent or service charges.



## 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.

## Lounge/Kitchen

A spacious room offering open plan living. The kitchen is packed with character features including exposed stone to the fireplace recess and window surrounds creating a fabulous focal point. The kitchen offers a range of wall and base units with work surfaces incorporating a gas hob. Integrated appliances include an oven, fridge freezer, dishwasher and washing machine. The lounge has an understairs storage cupboard and access to the wc.

## Wc

With a wc and hand basin.

## Bedroom One

A double bedroom with space for free standing furniture and feature exposed stone window surrounds.

## Bedroom Two

A double bedroom with space for free standing furniture A double bedroom with space for free standing furniture and feature exposed stone window surrounds.

## Bathroom

With tiled walls and fitted with a three piece suite comprising a bath with shower over, wc and hand basin.



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## Sandy Way, Yeadon Leeds

- CHARACTERFUL DUPLEX FLAT
- TWO DOUBLE BEDROOMS
- PRIME YEADON LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- EXPOSED STONE WALLS

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YEA107316 - 0002

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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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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