



Sandy Way, Yeadon, Leeds, LS19 7EW

welcome to

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



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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.



Property Ref:
YEA107316 - 0002



Please note the marker reflects the
postcode not the actual property

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