



West View, Yeadon Leeds LS19 7HU

welcome to

West View, Yeadon Leeds

A well presented three-bedroom mid-terrace home offering GENEROUS LIVING SPACE across four floors. The property boasts a versatile FAMILY ROOM on the lower ground level, ideal for a variety of uses. To the rear, there is a low-maintenance garden, perfect for relaxing or entertaining.



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.

Ground Floor Porch

Enter from the front into the porch, a great space for shoes and giving access to the kitchen.

Kitchen/Diner

13' 4" Max x 11' 6" Max (4.06m Max x 3.51m Max)
A well presented kitchen offering a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob with a tiled splashback. Integrated appliances include an electric oven, dishwasher and there is space for a fridge freezer, table and chairs.

Lounge

13' 4" Max x 11' 6" Max (4.06m Max x 3.51m Max)
A bright and airy room having a gas fire set into the recess with a wood lintel and stone hearth.

Lower Ground Floor Family Room

12' 10" Max x 10' 9" Max (3.91m Max x 3.28m Max)
A great and versatile room on the lower ground providing extra living accommodation, with carpet flooring and an understairs storage cupboard.

Storage Room

13' 1" Max x 11' 1" Max (3.99m Max x 3.38m Max)
A great storage space, housing the boiler and with plumbing for a washing machine.

First Floor Bedroom One

13' 2" Max x 11' 5" Max (4.01m Max x 3.48m Max)
A double bedroom positioned to the rear elevation with space for free standing furniture.

Bedroom Two

10' 1" Max x 6' 4" Max (3.07m Max x 1.93m Max)
A good size single bedroom positioned to the front elevation with space for free standing furniture.

Bathroom

With fully tiled walls and fitted with a three piece suite comprising of a bath with shower over, wash hand basin with storage below and wc.

Second Floor Bedroom Three

21' 11" Max x 10' 3" Max (6.68m Max x 3.12m Max)
A versatile room which would be perfect as an office, great for people working from home in these modern times. There are two skylights letting lots of natural light flow through.

Outside

To the rear there is a low maintenance paved garden with a shed and rear access gate.

Agents Notes

1. We have some limited knowledge about the property - please ring for further details.



view this property online williamhbrown.co.uk/Property/YEA107117



welcome to

West View, Yeadon Leeds

- MID TERRACE HOUSE
- THREE BEDROOMS
- ARRANGED OVER FOUR FLOORS
- SPACIOUS FAMILY ROOM
- VERSATILE LIVING ACCOMMODATION

Tenure: Freehold EPC Rating: E

Council Tax Band: C

offers over

£270,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YEA107117



Property Ref:
YEA107117 - 0006

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.

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.



william h brown



0113 250 6996



Yeadon@williamhbrown.co.uk



27 High Street, Yeadon, LEEDS, West Yorkshire,
LS19 7SP



williamhbrown.co.uk