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Haw Lane, Leeds, LS19 7XQ

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£240,000

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Nestled in this popular part of Yeadon, Leeds, this superbly presented mid-terrace house is an ideal opportunity for first-time buyers seeking a welcoming home. With three well-proportioned bedrooms and a modern bathroom, this property offers ample space for comfortable living.

As you enter, you will be greeted by an inviting reception room that flows seamlessly into an open-plan living kitchen, perfect for entertaining family and friends. The kitchen is designed to be both functional and stylish, making it a delightful space for culinary pursuits.

One of the standout features of this home is the enclosed garden to the rear, providing a private outdoor sanctuary for relaxation or play. Additionally, off-street parking ensures convenience for residents and visitors alike.

The property boasts lovely views of Yeadon Banks and is conveniently located near Yeadon Tarn, offering picturesque walks and recreational opportunities. Families will appreciate the proximity to local schools and amenities, making daily life both easy and enjoyable.

This mid-terrace house is not just a property; it is a place where memories can be made. With its blend of modern living and a tranquil setting, it presents a wonderful chance to embrace a vibrant community lifestyle in Yeadon. Don’t miss the opportunity to make this delightful home your own.













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.

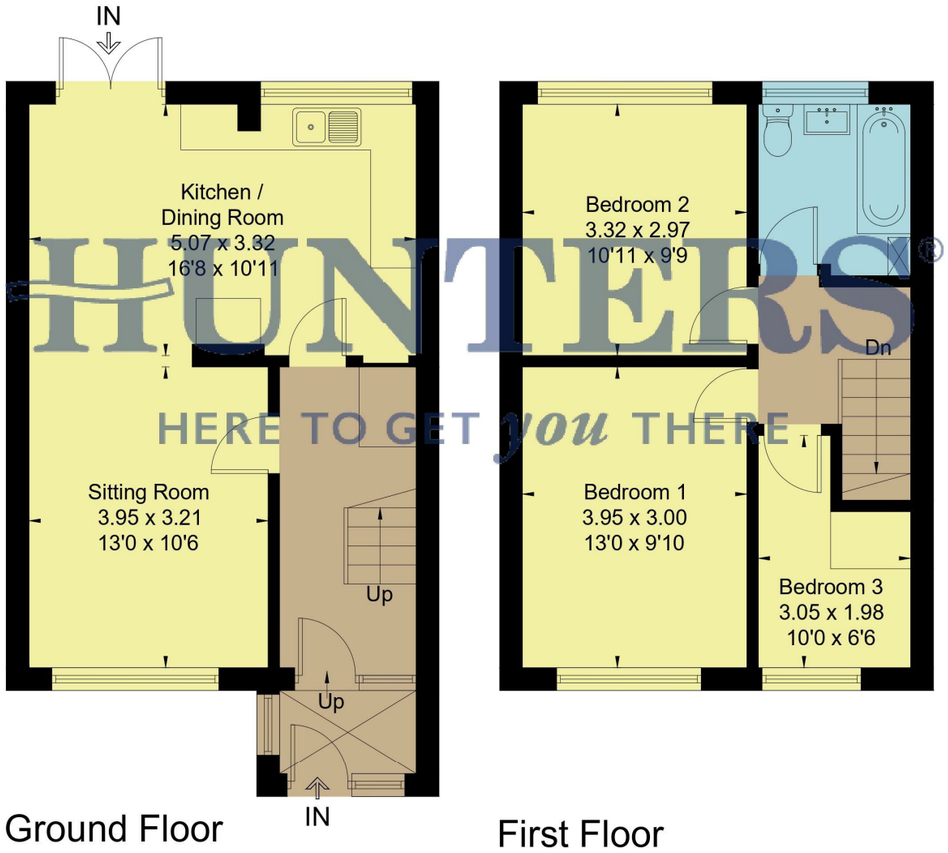
Mortgage Advice

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 = 78.2 sq m / 841 sq ft



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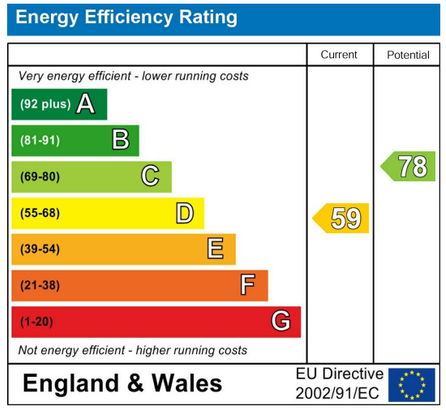
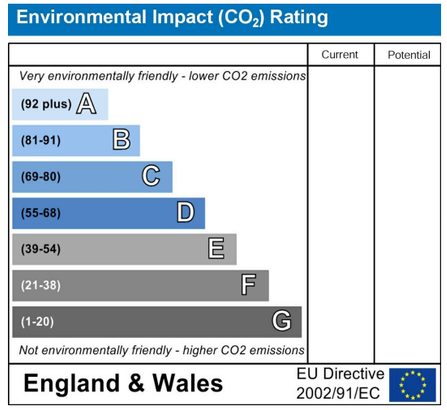
This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #116734

Tenure: Freehold
Council Tax Band: B

- 3 bedrooms
- 1 modern bathroom
- Open plan living kitchen
- Enclosed rear garden
- Off-street parking
- Views of Yeadon Banks
- Close to Yeadon Tarn
- Near schools and amenities
- Superbly presented home
- Ideal for first-time buyers





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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