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Apperley Lane, Leeds, LS19 6DA

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£400,000

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Nestled on the charming Apperley Lane in Yeadon, Leeds, this unique end terrace house, built in 1870, offers a delightful blend of period features and modern living. Spanning three floors, the property boasts an impressive layout with two spacious reception rooms, perfect for entertaining or relaxing with family. With four well-proportioned bedrooms, there is ample space for a growing family or for those who enjoy having guests.

The house includes two bathrooms, ensuring convenience for all occupants. One of the standout features of this property is the large garden at the rear, which benefits from a sunny aspect, making it an ideal spot for outdoor gatherings, gardening, or simply enjoying the fresh air. Additionally, the property provides parking for up to four vehicles, a rare find in this area.

Situated close to local shops and amenities, residents will appreciate the convenience of having everything they need within easy reach. For those who enjoy the outdoors, the nearby woodland walks offer a perfect escape into nature, enhancing the appeal of this lovely home.

This property is not just a house; it is a quirky and inviting space that combines historical charm with modern comforts, making it a wonderful opportunity for anyone looking to settle in a vibrant community.













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 = 163.5 sq m / 1760 sq ft
Garage = 32.5 sq m / 350 sq ft
Outbuilding = 6.0 sq m / 64 sq ft
Total = 202 sq m / 2174 sq ft

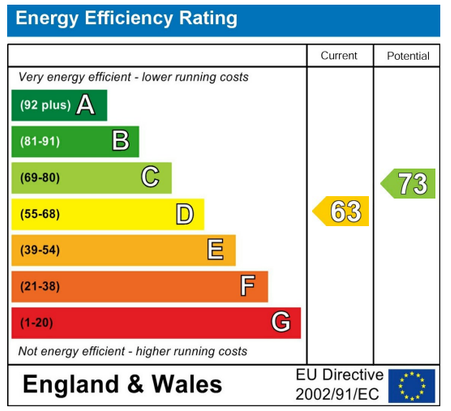


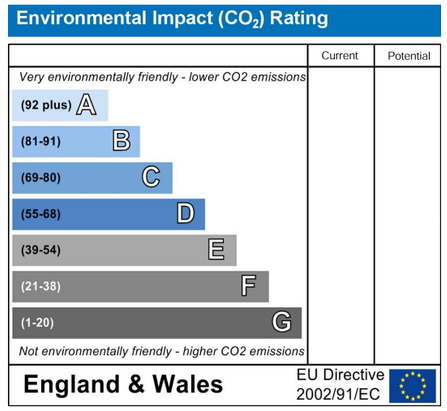
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This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #110156

Tenure: Freehold
Council Tax Band: E

- Quirky three-floor home
- Large sunny rear garden
- Close to shops and walks
- Period features throughout
- Double garage and driveway
- Built in 1870
- 4 spacious bedrooms
- 2 bathrooms
- 2 cosy reception rooms
- Viewing recommended





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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45 High Street, Yeadon, LS19 7SP Tel: 01132029923
Email: yeadon@hunters.com