

# HUNTERS®

HERE TO GET *you* THERE

**34 Manor Square, Yeadon, Leeds, West Yorkshire, LS19 7RB**

**Asking Price £120,000**

Property Images



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## Property Images



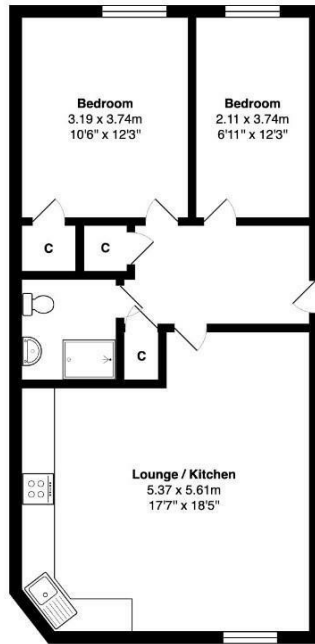
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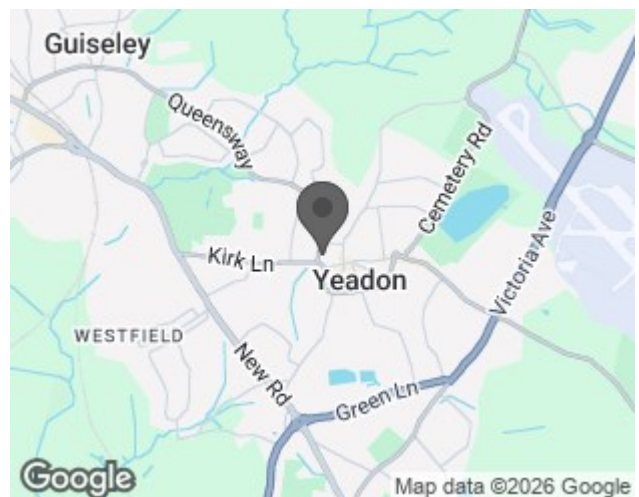
Total Area: 61.6 m<sup>2</sup> ... 663 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>	61		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: Apartment Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

## Summary

A beautifully presented and generously proportioned two-bedroom first-floor apartment, ideally situated just a short stroll from Yeadon High Street.

Accessed via a well-maintained communal entrance hall, the property is reached by ascending the stairs to the first floor, where the private front door opens into a welcoming hallway.

Inside, the apartment boasts a spacious and stylish open-plan living kitchen, designed with both comfort and practicality in mind. The kitchen area features a modern range of fitted units, ample worktop space, and a selection of integrated appliances, while the living area offers an inviting space for both relaxation and entertaining.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from a built-in wardrobe to maximise storage. The accommodation is completed by a contemporary shower room, fitted to a high standard with modern fixtures and finishes.

Freshly decorated throughout, the apartment has been maintained to an excellent standard and features attractive laminate flooring in all rooms, creating a bright and cohesive feel. Its first-floor position provides a sense of privacy while still being conveniently close to the vibrant amenities, shops, and cafés of Yeadon High Street, as well as excellent transport links.

Offering an ideal combination of space, style, and location, this property is perfectly suited to a wide range of buyers, from first-time purchasers to downsizers, or as a buy-to-let investment.

Viewing is highly recommended to fully appreciate the quality and generous proportions of this delightful home.

## Features

- FIRST FLOOR APARTMENT • INTERCOM ENTRY SYSTEM • TWO BEDROOMS • OPEN PLAN LIVING KITCHEN • CLOSE TO SHOPS AND AMENITIES • IDEAL BUY TO LET INVESTMENT • NO ONWARD CHAIN