

# HUNTERS®

HERE TO GET *you* THERE

**19 Dyehouse Walk, Yeadon, Leeds, LS19 7GL**

**Offers In Excess Of £200,000**

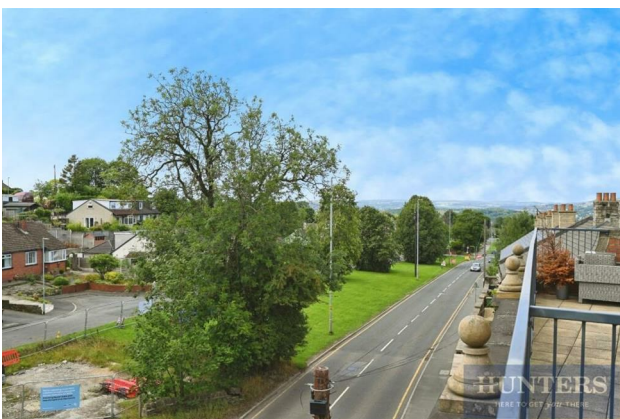
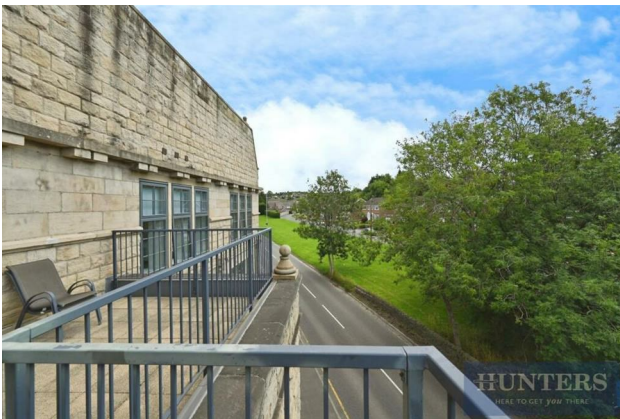
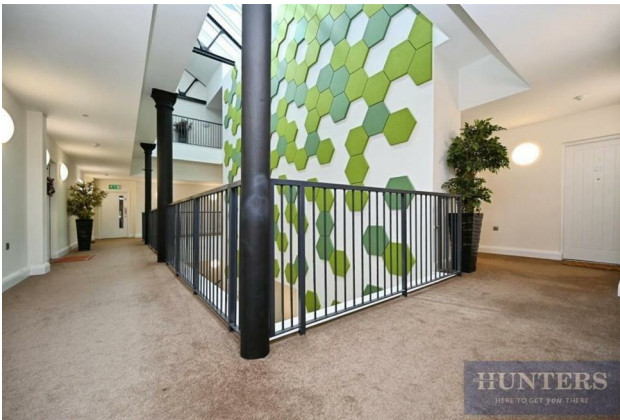




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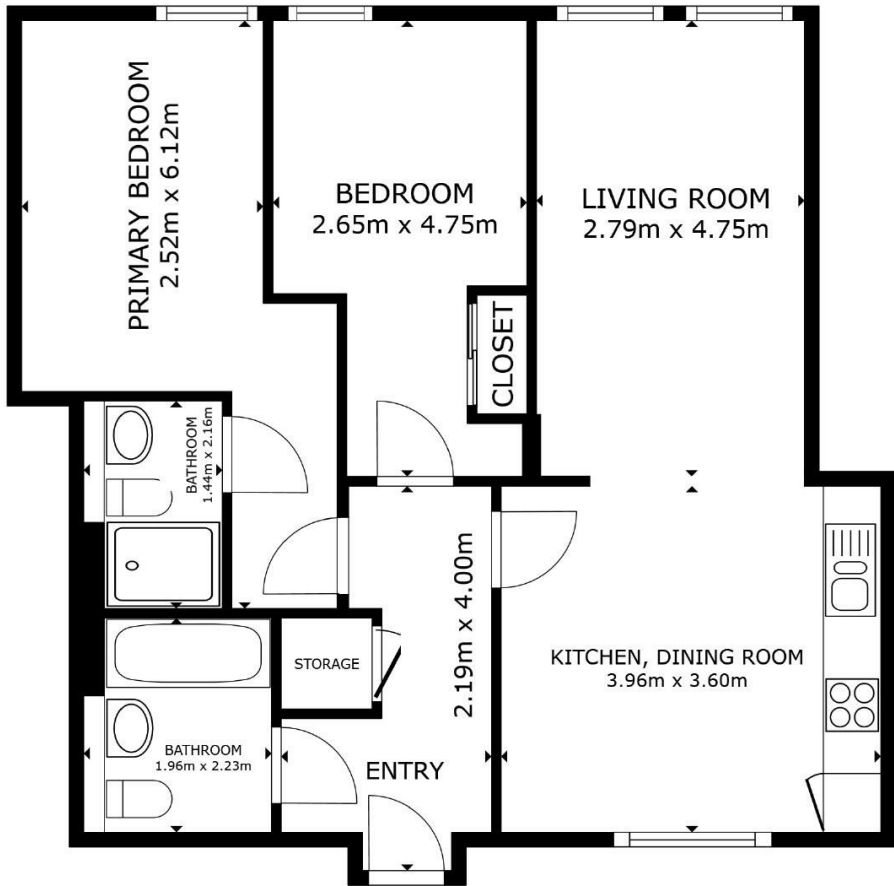
## Property Images



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Property Images



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 69.1 m<sup>2</sup>  
TOTAL : 69.1 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   | 51      | 51        |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |





Situated within this highly sought after converted mill development, this beautifully presented two bedroom ground floor apartment offers stylish and well-proportioned accommodation, combining contemporary living with the character and charm expected of a former mill conversion.

The property is accessed via a well maintained communal entrance hall, complete with a secure intercom entry system, which leads to a private hallway providing access to all rooms. The heart of the home is the spacious open plan living and dining kitchen, an ideal space for both everyday living and entertaining, benefiting from a sociable layout and excellent natural light.

The generous master bedroom features the added convenience of a modern en suite shower room, while the second bedroom offers flexible accommodation, ideal for guests, a home office or nursery. A well appointed main bathroom serves the apartment, finished to a contemporary standard. Additional practicality is provided by a useful storage cupboard located off the hallway, along with a further separate storage cupboard situated in the basement of the building.

Externally, residents can enjoy access to attractive communal gardens, offering a pleasant outdoor space to relax and unwind. The property also benefits from an allocated parking space, adding to the convenience of this desirable home.

Ideally positioned, the apartment is within close proximity to a range of local schools and everyday amenities, while excellent transport links are provided by a nearby train station, making it a perfect choice for commuters and professionals alike. An early viewing is highly recommended to appreciate the quality and location of this appealing apartment.