



Dyehouse Walk, Yeadon Leeds LS19 7GL

welcome to

Dyehouse Walk, Yeadon Leeds

A modern ground floor apartment in a sought after development, featuring spacious open-plan living, kitchen, bathroom, a generous double bedroom, visitor parking and attractive communal gardens, An ideal opportunity for first-time buyers or those seeking a convenient rental opportunity.



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.

Hallway

With a storage/cloakroom and access to all rooms.

Kitchen/Living Room

Offering open plan living, a fabulous space with ample room for furniture in the living area. The modern kitchen has a range of wall and base units with work surfaces incorporating a sink, drainer and hob and there are a range of wall and base units.

Bedroom

A double bedroom with a generous fitted wardrobe.

Bathroom

A modern bathroom with stylish tiling and comprising a bath with shower over, wc and hand basin.

Externally

The property benefits from allocated and visitor parking with EV chargers and access to communal gardens.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Dyehouse Walk, Yeadon Leeds

- MODERN GROUND FLOOR APARTMENT BUILT IN 2017
- OPEN PLAN LIVING & ONE DOUBLE BEDROOM
- MODERN KITCHEN & BATHROOM
- ALLOCATED & VISITOR PARKING WITH EV CHARGERS
- COMMUNAL GARDENS

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: 1068.36

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Sep 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA105932 - 0004

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.



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