



Moorfield Court Moorfield Drive, Yeadon Leeds LS19 6AJ

welcome to

Moorfield Court Moorfield Drive, Yeadon Leeds

An over 55's ground floor flat offering spacious and well-presented accommodation, including two double bedrooms. Enjoy stunning countryside views along with resident parking and a garage en-bloc. Ideally located close to amenities and offered with no onward chain.



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.

Management Charge

There is a monthly management charge of £140

Hallway

With a useful storage cupboard and access to all rooms.

Lounge

A spacious bright and airy room with fully glazed sliding doors leading out to the beautiful communal gardens and boasting breathtaking countryside views.

Kitchen

The kitchen offers a range of wall and base units with work surfaces incorporating a sink and drainer. There are spaces for all appliances and a useful pantry.

Bedroom One

A double bedroom with built in wardrobe and a window boasting fabulous countryside views.

Bedroom Two

A double bedroom with space for free standing furniture and a window boasting amazing countryside views.

Shower Room

Comprising a walk in shower, wc and hand basin.

Outside

There is access to beautiful communal gardens and resident parking.

Garage

There is a garage en-bloc which is perfect for storage.

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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Moorfield Court Moorfield Drive, Yeadon Leeds

- ****OVER 55's ONLY****
- **TWO DOUBLE BEDROOM SPACIOUS GROUND FLOOR FLAT**
- **BREATHTAKING COUNTRYSIDE VIEWS**
- **RESIDENT PARKING**
- **GARAGE EN-BLOC**

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1680.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 15 Dec 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA107455 - 0005

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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