



Hawthorn Drive, Yeadon Leeds LS19 7XB

welcome to

Hawthorn Drive, Yeadon Leeds

A semi-detached home in a popular residential area, offering two bedrooms, study, stylish new kitchen and bathroom, low-maintenance gardens, off-street parking and a detached garage. With only modest updates needed and no onward chain, it's a superb opportunity to make your perfect family home.



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.

Entrance Hall

Enter from the front into the hallway with stairs leading to the first floor.

Lounge

A spacious room having an exposed brick fireplace and a bay window to the front allowing a good amount of natural light to flow through.

Kitchen/Diner

A newly fitted modern kitchen offering a range of wall and base units with work surfaces incorporating a sink, drainer and hob. There is an integrated oven and spaces for all other appliances. The dining area has ample space for a table and chairs.

Wc

A downstairs wc.

Bedroom One

A good size double bedroom with fitted wardrobes.

Bedroom Two

A double bedroom with fitted wardrobes.

Office/Study

A perfect space for someone working from home.

Shower Room

A newly fitted contemporary shower room, with tiled

walls and fitted with a large walk in shower, wc, hand basin with storage below and a chrome heated towel rail.

Outside

The front and rear gardens are low maintenance and a driveway to the side provides off street parking.

Garage

A single detached garage, perfect for storage.



view this property online williamhbrown.co.uk/Property/YEA107265



welcome to

Hawthorn Drive, Yeadon Leeds

- SEMI DETACHED FAMILY HOME
- TWO BEDROOMS & STUDY/OFFICE
- NEWLY FITTED MODERN KITCHEN & BATHROOM
- MODEST UPDATE REQUIRED
- LOW MAINTENANCE GARDENS

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£260,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YEA107265



Property Ref:
YEA107265 - 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.



william h brown



0113 250 6996



Yeadon@williamhbrown.co.uk



27 High Street, Yeadon, LEEDS, West Yorkshire,
LS19 7SP



williamhbrown.co.uk