



Yeadon House Green Lane, Yeadon Leeds LS19 7GP

welcome to

Yeadon House Green Lane, Yeadon Leeds

Located with easy access to amenities and travel links .A first floor MODERN apartment offering OPEN PLAN living. The apartment features one DOUBLE bedroom, modern kitchen/diner and shower room.



Entrance Hall

With a large storage cupboard and doors to all rooms.

Lounge

Open to the kitchen/diner with two windows to the side.

Kitchen/Diner

Offering open plan living the modern kitchen area has a range of wall and base units with work surfaces incorporating a sink, drainer and hob with extractor hood above. Integrated appliances include an electric oven, dishwasher, fridge freezer, wine fridge and there is space and plumbing for a washing machine. Also benefiting from laminate flooring in the kitchen area with carpet to the dining area and an electric radiator.

Bedroom

A double bedroom with space for free standing furniture.

Shower Room

A modern shower room with tiling to splash areas and comprising of a corner shower cubicle, wc, wash hand basin set in a vanity unit, illuminated mirror, extractor fan and heated towel rail.

Outside

There are resident parking spaces.

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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Yeadon House Green Lane, Yeadon Leeds

- FIRST FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- OPEN PLAN LIVING
- MODERN KITCHEN & SHOWER ROOM
- RESIDENTS PARKING

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1485.60

Ground Rent: 149.50

This is a Leasehold property with details as follows; Term of Lease 250 years from 31 Mar 2023.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£130,000

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Property Ref:
YEA107266 - 0006

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.



Please note the marker reflects the
postcode not the actual property



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