



**East View, Yeadon Leeds LS19 7AD**

**welcome to**

## **East View, Yeadon Leeds**

Charming mid-terrace property in a sought-after Yeadon location, offering two well-proportioned bedrooms and a handy cellar for additional storage. Perfect for first-time buyers, this home is conveniently placed for local amenities and is available with no onward chain, making for an easy move.



## 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, bright and airy room with a feature fireplace and built in cupboards,

## Kitchen

The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob. There is an integrated oven and spaces for further appliances.

## Cellar

A great storage space.

## Bedroom One

A good size double bedroom with space for free standing furniture.

## Bedroom Two

A good size second bedroom with space for free standing furniture.

## Bathroom

Fitted with a four piece suite comprising a bath, separate shower cubicle, wc and hand basin.

## Agents Notes

1, 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.

2, We have limited knowledge about the property.



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## **East View, Yeadon Leeds**

- MID TERRACE HOUSE
- TWO GOOD SIZE BEDROOMS
- USEFUL STORAGE CELLAR
- PERFECT FIRST TIME BUYERS HOUSE
- PRIME YEADON LOCATION

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

**£170,000**

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Property Ref:  
YEA106791 - 0006

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Please note the marker reflects the  
postcode not the actual property



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