



Swincar Avenue, Yeadon Leeds LS19 7PF

welcome to

Swincar Avenue, Yeadon Leeds

A well presented end terrace property located in the sought-after residential area of Yeadon. This charming home offers two spacious double bedrooms, a modern kitchen/diner, well-maintained front and rear gardens, and the added benefit of off-street parking. Offered with no onward chain.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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.



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flowerbed.

Porch

A great space for shoes and boots and giving access to the hallway.

Hallway

With stairs leading to the first floor.

Lounge

A bright and airy room having a feature fireplace and a bay window to the front allowing a good amount of natural light to flow through.

Kitchen/Diner

A modern and well presented kitchen offering a range base units with work surfaces incorporating a sink and drainer. There are spaces for a range oven and fridge freezer. The dining area has ample room for a table and chairs and fully glazed patio doors lead out to the garden. Additionally there is a useful pantry.

Side Porch

With plumbing for a washing machine and dryer.

Bedroom One

A double bedroom with a walk in wardrobe providing ample storage space and a characterful feature fireplace.

Bedroom Two

A double bedroom with space for free standing furniture.

Bathroom

Part tiled and fitted with a three piece suite comprising a bath with shower over, wc, basin and a chrome heated towel rail.

Outside

To the front of the property there is a lawn with well established shrub borders and a block paved driveway to the side providing off street parking. The rear garden is predominantly West facing and spacious with astro turf, pebbles and a raised

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- END TERRACE HOUSE
- TWO DOUBLE BEDROOMS

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£180,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEA107413 - 0004

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