





Bolton Grange,Yeadon Leeds LS19 7FR

william h brown

welcome to

Bolton Grange, Yeadon Leeds

A well-presented ground floor flat in a prime Yeadon location, offering a spacious double bedroom, bright living area and a modern finish throughout. With an allocated parking space and excellent local amenities nearby, it's an ideal, low-maintenance choice for first-time buyers.











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.

Porch
Enter from the front into the porch with space for a freezer.

Lounge
A spacious, bright and airy room with characterful exposed wood beams and two windows allowing a good amount of natural light to flow through.

Kitchen
Nicely presented 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 a washing machine and fridge.

Bedroom
A double bedroom with a built in cupboard.

Bathroom
Fully tiled and fitted with a three piece suite comprising a bath with shower over, hand basin and wc.

Outside
There is an allocated parking space.

Agents Notes
1, Please note that the AML fee covers 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, please consult with your conveyancer.



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Bolton Grange, Yeadon Leeds

- GROUND FLOOR FLAT
- ONE DOUBLE BEDROOM
- WELL PRESENTED THROUGHOUT
- ALLOCATED PARKING SPACE
- PRIME YEADON LOCATION

Tenure: Leasehold EPC Rating: D
Council Tax Band: A Service Charge: 861.70
Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 19 Feb 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£110,000



Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
YEA106789 - 0003

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.

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