



Pennythorne Drive, Yeadon Leeds LS19 7DS

welcome to

Pennythorne Drive, Yeadon Leeds

A well-presented three double bedroom end terrace home situated in a quiet cul-de-sac. Featuring a spacious kitchen/diner, fabulous conservatory, en-suite and family bathroom, driveway parking and low-maintenance gardens. Conveniently located close to local amenities and transport links.



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.

Living Room

A spacious, bright and airy room with an attractive fireplace and stairs leading to the first floor.

Kitchen/Diner

The kitchen is well appointed and offers a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob with a complimenting tiled splashback. Integrated appliances include an oven, fridge freezer and there are spaces for further appliances. The dining area has ample room for a table and chairs and fully glazed doors leading to the conservatory.

Conservatory

A fabulous addition to this family home creating extra living space, with glazing to three sides and patio doors opening to a decked seating area.

Downstairs Wc

Always useful to have in a busy family home with a wc and hand basin.

Bedroom One

A double bedroom with access to en-suite facilities.

En-Suite

Comprising a shower cubicle, wc and hand basin.

Bedroom Two

A double bedroom with a built in cupboard.

Bedroom Three

A double bedroom with space for free standing furniture.

Bathroom

Comprising a bath with shower over, wc and hand basin.

Externally

To the front of the property is a low-maintenance pebbled garden alongside a driveway providing off-street parking. The enclosed rear garden is designed for easy upkeep and enjoyment, featuring a decked seating area directly accessed from the conservatory, with a further pebbled seating area beyond, creating an ideal space for relaxing and entertaining.

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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Pennythorne Drive, Yeadon Leeds

- END TERRACE HOUSE
- THREE DOUBLE BEDROOMS
- KITCHEN/DINER
- FABULOUS CONSERVATORY
- TWO BATHROOMS

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEA107332 - 0002

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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