

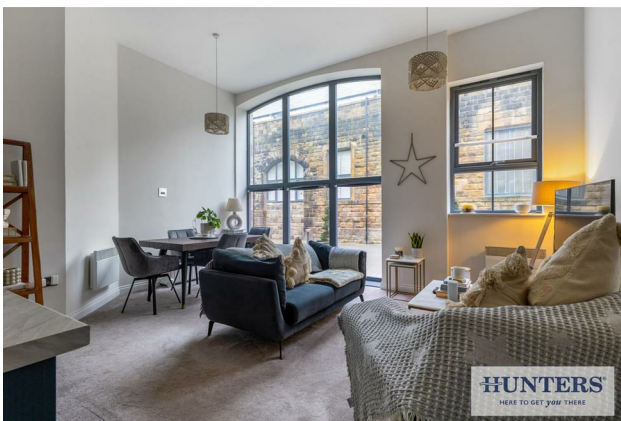
# HUNTERS®

HERE TO GET *you* THERE

**Flat 17, 73 Dyehouse Walk, Yeadon, Leeds, LS19 7GL**

**Asking Price £235,000**

**Property Images**



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## Property Images



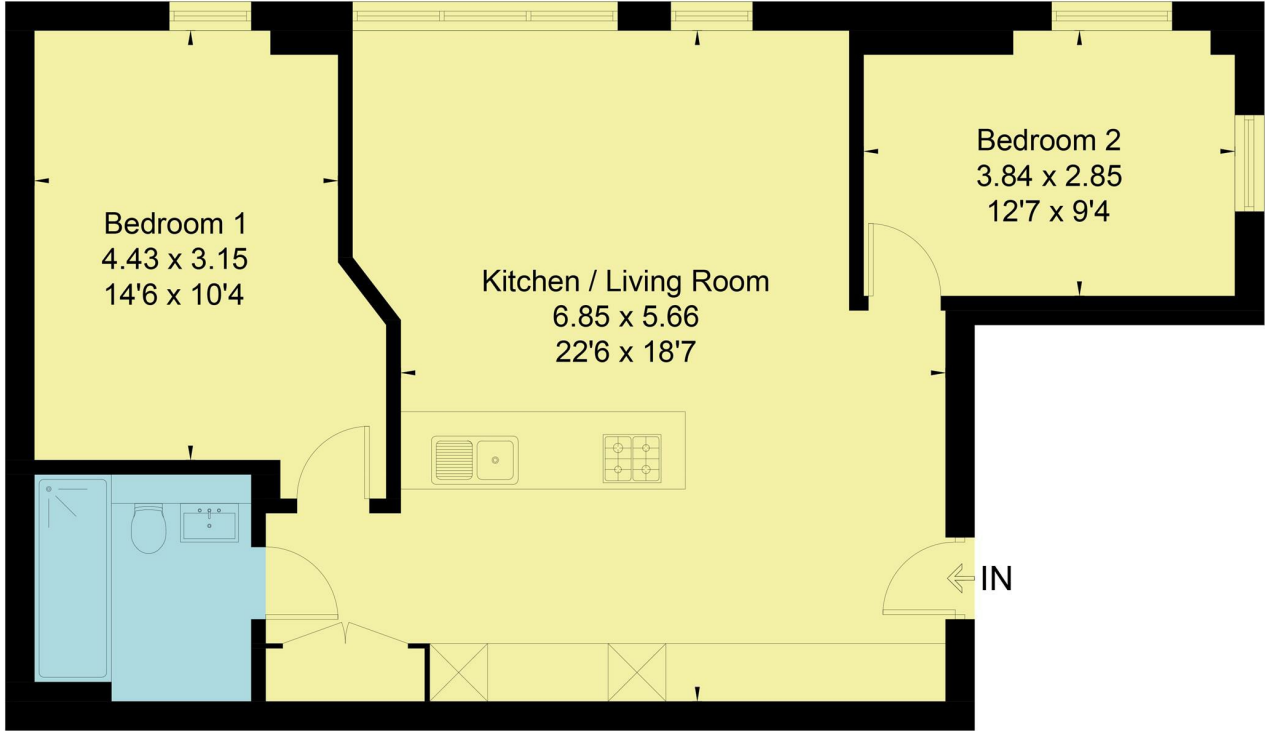
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## Property Images



Approximate Floor Area = 74 sq m / 796 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #103319

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	58	58	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: Apartment Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

Welcome to this exquisite ground floor apartment located on Dyehouse Walk in the charming town of Yeadon, Leeds. Built in 2021, this modern residence boasts a very high specification, making it an ideal choice for those seeking contemporary living in a convenient location.

The apartment features two well-proportioned bedrooms, perfect for a small family or professionals looking for extra space. The single reception room offers a welcoming area for relaxation and entertaining, while the stylish bathroom is designed with comfort in mind. With a total area of 75 square feet, this apartment provides a practical yet comfortable living environment.

One of the standout features of this property is its private entrance, ensuring a sense of exclusivity and ease of access. Additionally, residents will benefit from designated parking for two vehicles, a valuable asset in this bustling area. The communal gardens offer a lovely outdoor space for residents to enjoy, enhancing the overall appeal of the property.

Situated close to local amenities and the train station, this apartment is perfectly positioned for those who value convenience and connectivity. With no onward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to downsize, this apartment presents a fantastic opportunity to secure a modern home in a desirable location. Do not miss the chance to view this remarkable property.

## Features

- Ground floor apartment
- Private entrance
- Close to amenities
- Near train station
- High specification
- No onward chain
- Two parking spaces
- Communal gardens
- Two bedrooms
- Built in 2021