

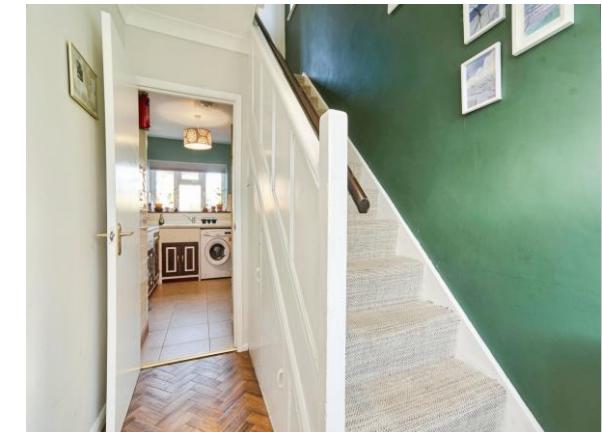


Raywood Close, Yeadon Leeds LS19 7LD

welcome to

Raywood Close, Yeadon Leeds

A WELL PRESENTED end-terrace home situated in a SOUGHT-AFTER residential location. The property offers generously sized rooms, including three bedrooms and two reception areas, complemented by front and rear GARDENS.



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 double doors leading to the dining room.

Dining Room

A separate dining room perfect for more formal dining and entertaining with herringbone flooring and fully glazed doors leading out to the garden.

Kitchen

The kitchen offers a range of wall and base units with work surfaces incorporating a sink and drainer and there are spaces for all appliances. Additionally there is a useful storage cupboard.

Bedroom One

A double bedroom positioned to the front elevation with a fitted cupboard.

Bedroom Two

A double bedroom positioned to the rear elevation with space for free standing furniture.

Bedroom Three

A single bedroom positioned to the front elevation with space for free standing furniture.

Bathroom

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

Outside

There are low maintenance front and rear gardens.



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Raywood Close, Yeadon Leeds

- END TERRACE HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- FRONT & REAR GARDENS
- POTENTIAL TO EXTEND

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£225,000



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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.



Property Ref:
YEA107294 - 0004



Please note the marker reflects the postcode not the actual property



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