



Henshaw Avenue, Yeadon Leeds LS19 7TW

welcome to

Henshaw Avenue, Yeadon Leeds

Nicely presented end terrace home offering three good size bedrooms and a versatile loft room. Features well-maintained gardens, off-street parking, a detached garage and a low-maintenance rear garden. 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 bright and airy room with a wall mounted fire and dual aspect windows allowing a good amount of natural light to flow through.

Kitchen

A well appointed kitchen 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 all other appliances.

Shower Room

A modern shower room, fully tiled and comprising a shower cubicle, wc and hand basin.

Bedroom One

A spacious double bedroom with dual aspect windows and access to a wc.

Wc

With a wc and hand basin.

Bedroom Two

A double bedroom with space for free standing furniture.

Bedroom Three

A double bedroom with space for free standing furniture.

Loft Room

A fully boarded loft room with a skylight and electrics.

External

Externally, the property benefits from an attractive front lawn and a block-paved driveway providing convenient off-street parking. The rear garden is beautifully maintained and low maintenance in design, incorporating decorative pebbled areas and a decked seating space, perfect for enjoying the outdoors.

Garage

A single detached garage, perfect for storage or secure parking.

Agents Notes

1, 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.

2, There is a right of way to the rear for workmen and emergency services.



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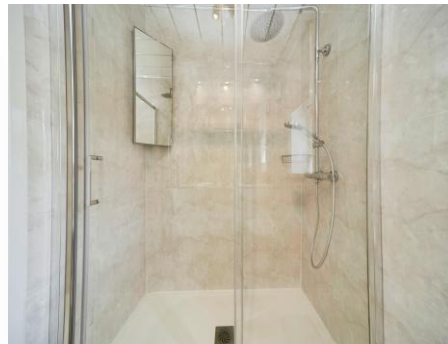
Henshaw Avenue, Yeadon Leeds

- NICELY PRESENTED END TERRACE HOUSE
- THREE GOOD SIZE BEDROOMS
- WELL MAINTAINED GARDENS
- OFF STREET PARKING
- DETACHED GARAGE

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEA106532 - 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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