



**Hauxwell Drive, Yeadon Leeds LS19 7RU**

**welcome to**

## **Hauxwell Drive, Yeadon Leeds**

A nicely presented two-bedroom semi-detached home situated in a convenient location close to local amenities and transport links. Offering well-proportioned accommodation including a spacious kitchen/diner, front and rear gardens, off-street parking, and a detached garage.



## 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.

## Hallway

With stairs leading to the first floor.

## Living Room

A cosy room with character features including deep coving and a fabulous exposed brick fireplace.

## Kitchen/Diner

This attractive cottage-style kitchen is thoughtfully designed and beautifully presented, featuring a range of wall and base units complimented by solid wood work surfaces. A selection of integrated appliances includes a double oven, dishwasher, fridge, freezer, and washing machine. The extended work surface creates a convenient breakfast bar, ideal for informal dining and entertaining.

## Bedroom One

A spacious double bedroom with ample room for free standing furniture.

## Bedroom Two

A spacious single bedroom with room for free standing furniture.

## Shower Room

Fully tiled and fitted with a three piece suite comprising a walk in shower, wc and hand basin.

## Loft

A great loft space with skylights.

## Externally

To the front of the property is a well-maintained lawned garden with a driveway to the side providing off-road parking. The rear garden is arranged over three tiers and features a lawned area together with a paved seating patio, creating an ideal space for outdoor dining and relaxation.

## Garage

A single detached garage perfect for storage.

## 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.



***view this property online*** [williamhbrown.co.uk/Property/YEA107591](http://williamhbrown.co.uk/Property/YEA107591)



**welcome to**

## **Hauxwell Drive, Yeadon Leeds**

- NICELY PRESENTED SEMI DETACHED HOUSE
- TWO GOOD SIZE BEDROOMS
- KITCHEN/DINER
- FRONT & REAR GARDENS
- OFF STREET PARKING

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

**£220,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/YEA107591](https://williamhbrown.co.uk/Property/YEA107591)



Property Ref:  
YEA107591 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**0113 250 6996**



[Yeadon@williamhbrown.co.uk](mailto:Yeadon@williamhbrown.co.uk)



27 High Street, Yeadon, LEEDS, West Yorkshire,  
LS19 7SP



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**