



East View, Yeadon Leeds LS19 7AD

welcome to

East View, Yeadon Leeds

Attractive mid-terrace home in a prime Yeadon location, featuring two good-size bedrooms and a useful storage cellar. Ideal for first-time buyers, it offers comfortable living close to local amenities, with the added benefit of no onward chain for a smooth, hassle-free move.



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 a feature fireplace and built in cupboards,

Kitchen

The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob. There is an integrated oven and spaces for further appliances.

Cellar

A great storage space.

Bedroom One

A good size double bedroom with space for free standing furniture.

Bedroom Two

A good size second bedroom with space for free standing furniture.

Bathroom

Fitted with a four piece suite comprising a bath, separate shower cubicle, wc and hand basin.

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, We have limited knowledge about the property.



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welcome to

East View, Yeadon Leeds

- MID TERRACE HOUSE
- TWO GOOD SIZE BEDROOMS
- USEFUL STORAGE CELLAR
- PERFECT FIRST TIME BUYERS HOUSE
- PRIME YEADON LOCATION

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£170,000

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Property Ref:
YEA106791 - 0005

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.



Please note the marker reflects the
postcode not the actual property



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