



Raywood Close, Yeadon Leeds LS19 7LB

welcome to

Raywood Close, Yeadon Leeds

Well-presented ground floor apartment providing a comfortable and practical living space, featuring one double bedroom. Situated within well-kept communal gardens and conveniently located close to local amenities and transport links. An excellent option for first-time buyers or those looking to down



Agents Notes

1, Please note that the AML fee covers 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, The property is of non- standard construction, please seek confirmation of lending ability and liaise with your conveyancer.

3, There is a private right of way through the garden.

Hallway

With a useful storage cupboard.

Lounge

A spacious, bright and airy room with a large window allowing a good amount of natural light to flow through.

Kitchen

The kitchen is fitted with a range of wall and base units with work surfaces and spaces for all appliances.

Bedroom

A good size double bedroom with a built in cupboard.

Shower Room

Well presented and fitted with a three piece suite comprising a shower cubicle, wc and hand basin.

Outside

There are well maintained communal gardens and ample on street parking. Additionally there is a useful stone outhouse with electric.

Ground Rent

The ground rent is £235.75 pa



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Raywood Close, Yeadon Leeds

- GROUND FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- NICELY PRESENTED THROUGHOUT
- WELL MAINTAINED COMMUNAL GARDENS
- CONVENIENT LOCATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 235.75

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 May 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£99,000

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Property Ref:
YEA106439 - 0006

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



william h brown



0113 250 6996



Yeadon@williamhbrown.co.uk



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



williamhbrown.co.uk