





**Yarn Street,Hunslet Leeds LS10 1GJ**

william h brown

*welcome to*

## Yarn Street, Hunslet Leeds

FABULOUS and TASTEFULLY DECORATED throughout, FOUR bedroom FOUR STOREY TOWN HOUSE having everything needed for modern day living and boasts a SPACIOUS MASTER BEDROOM with ENSUITE and DRESSING ROOM, DRIVEWAY, INTEGRAL GARAGE and ENCLOSED REAR GARDEN.

**Entrance Hall**
Door to the front, stairs leading to the first floor landing, access to the utility room and downstairs WC.

**Utility Room**
Base units with sink and drainer, space for washing machine, doors leading into the integral garage and downstairs WC.

**Downstairs Wc**
Low level flush WC, wash hand basin, tiled splashback, radiator, double glazed window to the rear.

**First Floor Landing**
Access to the kitchen/diner and living room with stairs leading to the second floor landing.

**Kitchen/Diner**
Has a fully fitted kitchen with a range of wall and base units with complementary work surface over, incorporating sink and drainer, integrated oven & hob, integrated dishwasher, intergrated fridge/freezer, fitted extractor fan, space for a dining table and double glazed window to the front.

**Living Room**
Tastefully decorated with a double glazed window to the rear, double glazed French doors with Juliet balcony and radiator.

**Second Floor Landing**
Access to three bedrooms and house bathroom, radiator and stairs leading to the third floor landing.

**Bedroom Two**
Double glazed window to the rear and radiator.

**Bedroom Three**
Double glazed window to the front and radiator.

**Bedroom Four**
Double glazed window to the rear and radiator.

**House Bathroom**
A three piece bathroom suite comprising of a bath with shower over, low level flush WC, wash hand basin with vanity unit, part tiled walls, tiled floor and chrome towel radiator.

**Third Floor Landing**
Access to the bedroom one.

**Bedroom One**
A spacious master bedroom with double glazed window to the front, radiator, doors leading to the dressing room and ensuite.

**Dressing Room**
Fitted wardrobes and drawers, double glazed window to the rear.

**Ensuite**
A fabulous sized ensuite with shower cubicle, low level flush WC, wash hand basin with vanity unit, part tiled walls, tiled floor, chrome heated towel rail, double glazed window to the rear.

**Exterior**
Parking to the front leading to the integral garage with EV charging and to the rear is a easy to maintain enclosed garden with paved seating area and artificial grass area, perfect space for young children.









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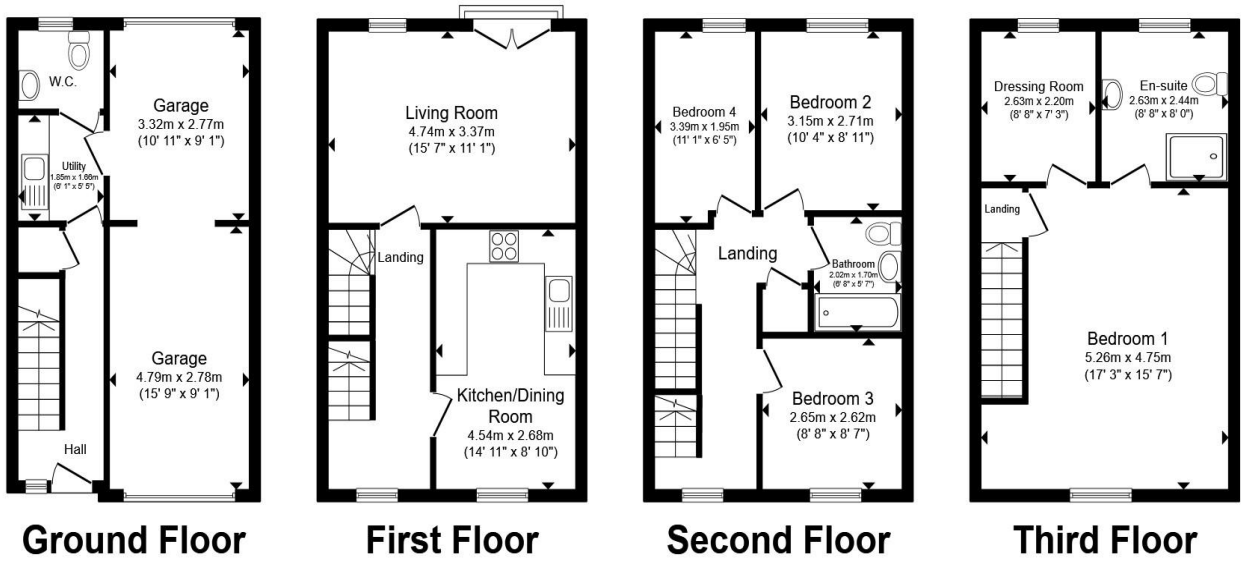
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# Yarn Street, Hunslet Leeds

- Four bedroom mid four storey town house
- Modern and well presented throughout
- Ground floor utility room & WC
- Spacious master bedroom with dressing room and ensuite
- Enclosed rear garden

Tenure: Leasehold EPC Rating: C
Council Tax Band: B  Service Charge: 300.00
Ground Rent: 150.00
This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

## £340,000




Total floor area 148.8 m² (1,602 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
MLY112241 - 0003

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