





Enfield,Yeadon Leeds LS19 7RY

william
h brown

welcome to

Enfield, Yeadon Leeds

Perfect for first-time buyers! This well-presented semi-detached home offers two double bedrooms, spacious living accommodation and gardens to three sides. Situated in a convenient location close to local amenities and transport links, this is an ideal opportunity to step onto the property ladder.













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 room with neutral decor and a window to the front allowing a good amount of natural light to flow through.

Kitchen
The kitchen offers a range of wall and base units with work surfaces incorporating a sink and drainer. There are spaces for all appliances and a useful storage cupboard.

Bedroom One
A double bedroom with space for free standing furniture and a built in cupboard housing the boiler.

Bedroom Two
A double bedroom with space for free standing furniture.

Bathroom
Fitted with a three piece suite comprising a bath with shower over, wc and hand basin with storage below.

Externally
The front and side and rear gardens are mainly laid to lawn with a paved seating area off the kitchen.

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.



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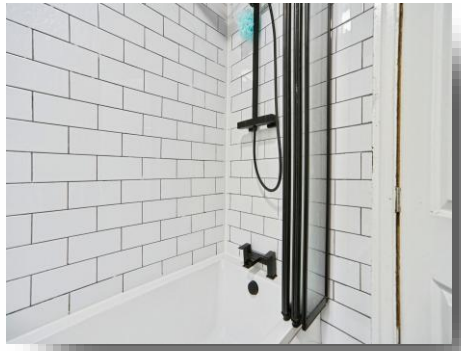
welcome to

Enfield, Yeadon Leeds

- SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- GARDENS TO THREE SIDES
- CONVENIENT LOCATION
- PERFECT FOR FIRST TIME BUYERS

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

£190,000





Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
YEA107640 - 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.

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