



Rockfield Terrace, Yeadon Leeds LS19 7PU

welcome to

Rockfield Terrace, Yeadon Leeds

A characterful mid-terrace home set over four floors, featuring three spacious double bedrooms, a useful storage cellar, and a low-maintenance garden. Includes a single garage and is ideally located within a charming conservation area close to local amenities.

Perfect for a wide range of buyers.



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.

Ground Floor

Lounge

A spacious room with a character feature exposed stone fireplace with log burner wood flooring.

Kitchen/Diner

The kitchen offers a range of wall and base units with work surfaces incorporating a sink and drainer. There are spaces for all appliances, table and chairs.

Lower Ground Floor

Cellar

A useful storage cellar.

First Floor

Bedroom Two

A spacious double bedroom with space for free standing furniture.

Bedroom Three

A spacious double bedroom with space for free standing furniture.

Bathroom

A modern bathroom fitted with a four piece suite comprising a bath, corner shower cubicle, wc and hand basin with storage below,

Second Floor

Bedroom One

A spacious double bedroom with space for free standing furniture and feature exposed wooden beams.

Outside

There is a private low maintenance paved garden to the rear.

Garage

A single 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.



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welcome to

Rockfield Terrace, Yeadon Leeds

- CHARACTERFUL MID TERRACE HOUSE
- THREE DOUBLE BEDROOMS
- USEFUL STORAGE CELLAR
- LOW MAINTENANCE REAR GARDEN
- SINGLE GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA107469 - 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.

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