



East View, Yeadon Leeds LS19 7AD

welcome to

East View, Yeadon Leeds

Deceptively spacious stone-built mid terrace set over four floors, featuring a stunning attic bedroom, stylish kitchen, utility room, converted cellar, rear garden and off-street parking. Ideally situated close to local amenities and transport links.



Important Notice

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Lounge

A beautifully presented reception room featuring a log burner set within an impressive stone fireplace with exposed brick recess. High ceilings with spotlighting, hardwood flooring, front elevation window and staircase rising to the first floor.

Kitchen

A stylish modern kitchen fitted with an attractive range of wall and base units complemented by work surfaces and splashback areas. Integrated appliances include a dishwasher, oven and hob. Ample storage and workspace with access to both the lower ground floor and rear garden.

Utility Room

Located on the lower ground floor and providing excellent practical space with plumbing for washing facilities, appliance space and additional storage.

Converted Cellar

A versatile converted cellar currently utilised as a home gym. Offering a variety of potential uses including a home office, hobbies room or snug, subject to a purchaser's requirements.

Landing

Providing access to the bedroom, bathroom and stairs leading to the second floor.

Bedroom One

A generous double bedroom with ample space for freestanding furniture, spotlighting and a window to the front elevation.

Bathroom

A stylish house bathroom comprising panelled bath with shower over, wash hand basin and low flush WC. Finished with attractive tiling, modern flooring and a heated towel rail.

Bedroom Two

An impressive second floor double bedroom flooded with natural light from a large Velux window. Offering excellent floor space together with useful under eaves storage, creating a bright and versatile room.

Loft Storage

Accessed from the second floor bedroom and providing useful additional storage space.

Rear Garden

An enclosed garden featuring a decked seating area ideal for outdoor entertaining, lawned section and garden shed.

Off Street Parking

Private parking space located beside the rear garden, adding to the practicality of this attractive home.



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East View, Yeadon Leeds

- Stunning stone-built mid terrace
- ***Internal Images & Floorplan Coming Soon***
- Accommodation arranged over four floors
- Two double bedrooms
- Characterful stone fireplace with log burner

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

£225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA107642 - 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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