



Isaac Croft Place, Yeadon Leeds LS19 7HP



welcome to

Isaac Croft Place, Yeadon Leeds

Newly built in 2024, this modern three-bedroom mid-terrace home offers stylish open-plan living, two contemporary bathrooms, downstairs WC, off-street parking and a private rear garden. Situated within a Conservation Area and available with no onward chain, it's ready to move straight into.



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.

Isaac Croft Place

Built in 2024, Isaac Croft Place forms an attractive and thoughtfully designed development of just nine properties, comprising seven terraced houses, one detached residence and a detached bungalow. Its boutique scale creates a more private and close-knit community, offering a refreshing alternative to many larger new-build developments. The property still benefits from having several years left of the NHBC warranty.

Hallway

A welcoming hallway with access to the downstairs WC, utility area and stairs leading to the first floor.

Lounge/Diner

A bright, spacious room, open to the kitchen and having bi-fold doors opening to the garden.

Kitchen

A stylish kitchen open to the lounge, featuring a range of contemporary wall and base units, complementary work surfaces, and an array of integrated appliances neatly concealed behind matching cabinetry, creating a sleek and seamless finish.

Downstairs Wc

A well-presented ground floor cloakroom fitted with a WC and hand wash basin, providing added

convenience for guests and family.

Utility Area

A useful storage cupboard with space and plumbing for a washing machine, along with additional storage for household items.

Bedroom One

A spacious double bedroom with access to en-suite facilities

En-Suite

Well-appointed and partially tiled, the en-suite boasts a shower cubicle, WC, and a hand wash basin with integrated storage, offering both style and practicality.

Bedroom Two

A double bedroom with space for free standing furniture.

Bedroom Three

A double bedroom with space for free standing furniture.

Bathroom

Beautifully appointed with modern tiling, the bathroom comprises a bath with rainfall shower over, WC, and a sleek vanity unit incorporating a hand wash basin and storage beneath.

Externally

To the front of the property is a driveway providing off-street parking. To the rear, the property enjoys a private and enclosed garden designed for both relaxation and family enjoyment, featuring a paved patio seating area directly accessed from the lounge, ideal for outdoor dining and entertaining. Beyond, a well-maintained lawn provides ample space for children to play or for keen gardeners to enjoy, while a garden shed offers useful outdoor storage.

Agents Note

1, 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.

2, There is a right of way to the rear.

3, The property lies within a conservation area.



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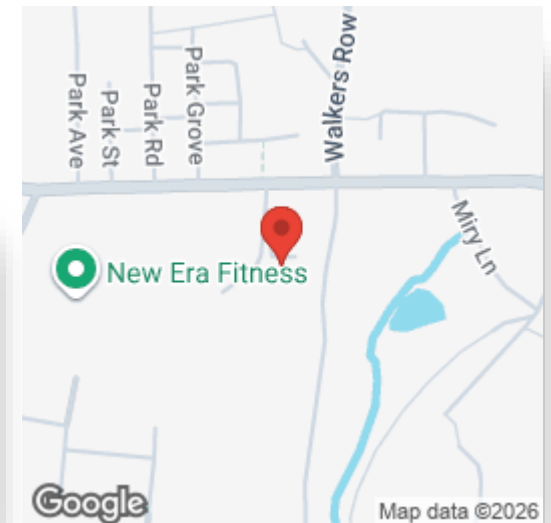
- NEWLY BUILT MODERN MID TERRACE HOUSE
- THREE DOUBLE BEDROOMS
- TWO STYLISH BATHROOMS & DOWNSTAIRS WC
- OPEN PLAN LOUNGE/DINING/KITCHEN
- OFF STREET PARKING & ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: B

Council Tax Band: D

offers over

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEA107567 - 0010

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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