



Dyehouse Walk, Yeadon Leeds LS19 7GL

welcome to

Dyehouse Walk, Yeadon Leeds

A stylish modern apartment arranged over two floors within the sought-after Dyehouse Walk development. Featuring two double bedrooms, two modern bathrooms, a stunning open-plan living space, communal gardens and the benefit of two allocated parking spaces, all in a fabulous location.



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 Hallway

A welcoming hallway with secure entry access, access to all ground floor rooms and a cupboard housing the immersion heater.

Bedroom One

A spacious double bedroom featuring a fitted wardrobe, stylish window shutters, and access to a modern en suite shower room.

En-Suite

A beautifully appointed modern en suite shower room, thoughtfully designed to offer both style and functionality. The suite features a generous walk-in shower enclosure fitted with a luxurious rainfall shower head with attractive decorative tiling. A WC and stylish wall-mounted hand basin with integrated vanity storage provide practical space for everyday essentials.

Bedroom Two

A well-proportioned second double bedroom offering versatile accommodation to suit a variety of needs, whether as a guest room, home office, or hobby space. The room benefits from ample space for freestanding furniture and is enhanced by windows fitted with attractive shutters, providing both privacy and a stylish finish.

Bathroom

Beautifully presented modern bathroom featuring elegant marble-effect tiling that creates a stylish and luxurious feel. The suite comprises a paneled bath with a shower over, a contemporary WC and sleek hand basin set within a vanity unit providing useful storage for toiletries and household essentials.

First Floor Lounge/Dining/Kitchen

A stunning and spacious open-plan lounge, kitchen and dining area occupying the first floor, offering a bright and airy living space ideal for both everyday living and entertaining. Natural light floods the room through skylights fitted with stylish shutters, enhancing the sense of space and creating a welcoming atmosphere throughout.

The contemporary kitchen is fitted with a range of sleek grey gloss wall and base units, complemented by modern work surfaces and a selection of integrated appliances, providing both practicality and a streamlined finish. There is ample space for a dining table and seating area, while the lounge comfortably accommodates a range of furniture, making this a highly versatile and sociable living environment.

Beautifully presented and thoughtfully designed, this impressive open-plan space combines modern style with everyday functionality, serving as the heart of the home.

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

Dyehouse Walk, Yeadon Leeds

- STYLISH MODERN APARTMENT
- TWO DOUBLE BEDROOMS
- TWO MODERN BATHROOMS & CONTEMPORARY KITCHEN
- ARRANGED OVER TWO FLOORS
- DESIRABLE DYEHOUSE WALK DEVELOPMENT

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1500.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Sep 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£215,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA107635 - 0005

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