



Henshaw Lane, Yeadon Leeds LS19 7RZ

welcome to

Henshaw Lane, Yeadon Leeds

A well-presented mid-terrace stone house offering two bedrooms, a MODERN kitchen and bathroom, USEFUL STORAGE cellar, and low-maintenance front and rear gardens. Providing ready-to-move-into accommodation and available with NO ONWARD CHAIN, this is an ideal purchase for a 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.

Lounge

A spacious room with electric fireplace.

Kitchen/Diner

A modern kitchen offering a range of wall and base units with work surfaces incorporating a sink, drainer and there are spaces for all appliances. An exposed stone wall adds real character to the room and a door to the rear gives access to the garden.

Cellar

A great storage space.

Bedroom One

A spacious double bedroom with room for free standing furniture.

Bedroom Two

A single bedroom with space for free standing furniture.

Shower Room

A modern shower room with walk in shower, wc and hand basin.

Outside

There are low maintenance gardens to the front and rear.

Agents Notes

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 to allow access to the garden.



view this property online williamhbrown.co.uk/Property/YEA107401



welcome to

Henshaw Lane, Yeadon Leeds

- MID TERRACE STONE HOUSE
- TWO BEDROOMS
- MODERN KITCHEN & BATHROOM
- STORAGE CELLAR
- LOW MAINTENANCE FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£200,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/YEA107401](https://www.williamhbrown.co.uk/Property/YEA107401)



Property Ref:
YEA107401 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 250 6996



Yeadon@williamhbrown.co.uk



27 High Street, Yeadon, LEEDS, West Yorkshire,
LS19 7SP



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)