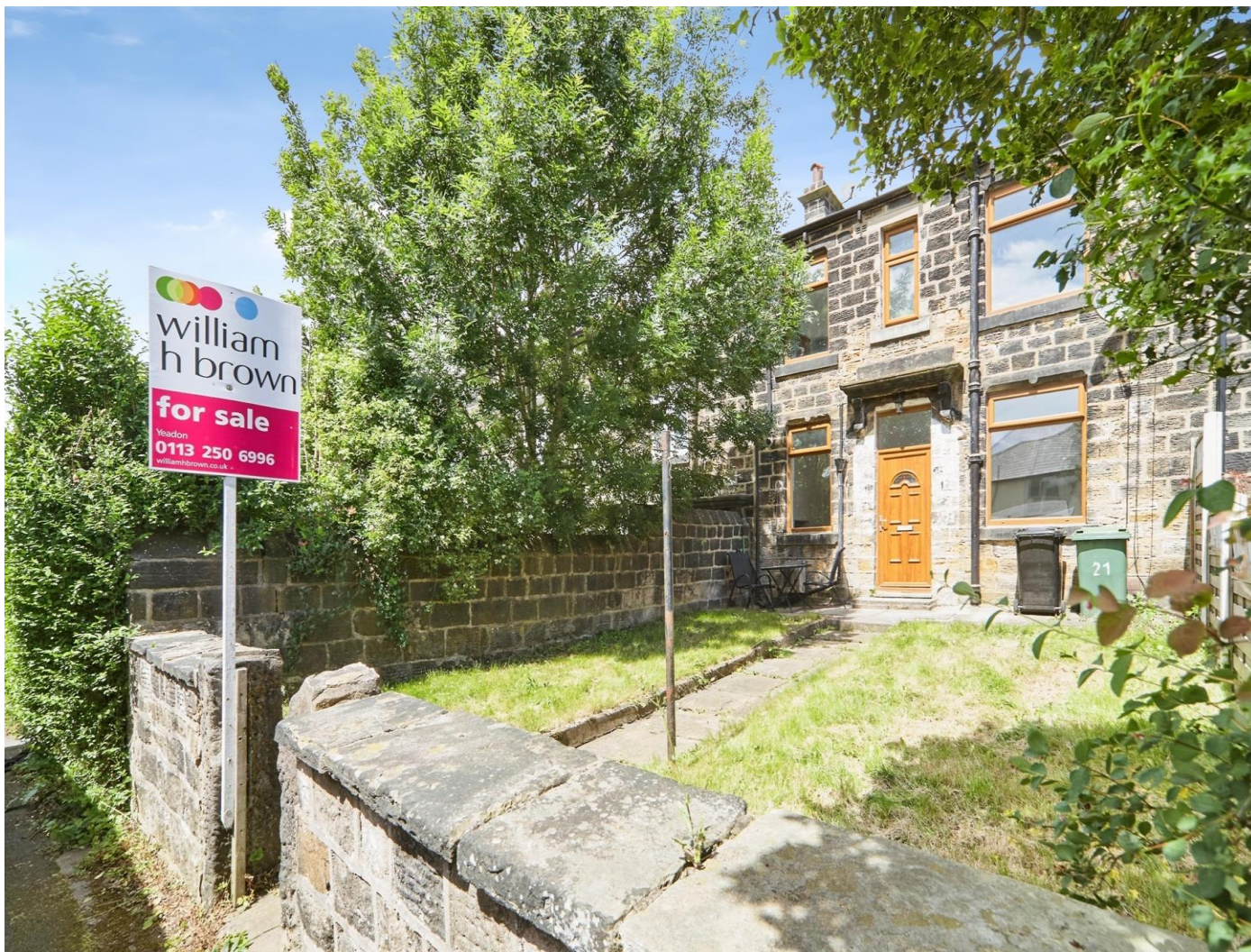




Hawthorn Crescent, Yeadon Leeds LS19 7XL

welcome to

Hawthorn Crescent, Yeadon Leeds

An attractive two bedroom mid terrace stone house, recently renovated and well presented throughout with neutral decor. The house features a useful cellar, versatile attic room and private garden. This is a fabulous property for first time buyers or downsizer and is offered with no onward chain.



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.
Guiseley

Ground Floor

Living Room

A bright and airy room with feature arched recesses and access to the stairs leading to the first floor.

Kitchen

The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and hob. There is an integrated oven and spaces for further appliances.

Lower Ground Floor

Cellar

A useful storage space.

First Floor

Bedroom One

A double bedroom with space for free standing furniture.

Bedroom Two

A single bedroom with room for free standing furniture.

Bathroom

Fitted with a three piece suite comprising a bath with shower over, wc and hand basin.

Second Floor

Attic Room

with limited head height, feature exposed wood beams and under eaves storage.

Outside

The garden is mostly laid to lawn with a paved seating area.

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

Hawthorn Crescent, Yeadon Leeds

- TWO BEDROOM MID TERRACE STONE HOUSE
- RECENTLY RENOVATED INC NEW KITCHEN & BATHROOM
- ATTIC ROOM
- PREDOMINANTLY SOUTH FACING PRIVATE GARDEN
- WELL PRESENTED WITH NEUTRAL DECOR

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA107538 - 0008

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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