



Hawthorn Avenue, Yeadon Leeds LS19 7UJ

welcome to

Hawthorn Avenue, Yeadon Leeds

Two double bedroom semi-detached home offering excellent potential and available with no onward chain. Requiring modernisation throughout, the property features a kitchen/diner, downstairs WC, gardens to three sides, a garden shed and a convenient location close to local amenities.



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.

Hallway

With stairs leading to the first floor.

Living Room

A spacious room with a bay window to the front allowing a good amount of natural light to flow through.

Kitchen/Diner

The kitchen offers a range of wall and base units with spaces for all appliances

Wc

A convenient downstairs wc.

Bedroom One

A double bedroom with fitted wardrobes.

Bedroom Two

A double bedroom with space for free standing furniture.

Bathroom

Comprising a bath with shower over, wc and hand basin with storage below.

Externally

Surrounded by attractive, well-maintained lawns to three sides, the garden provides an excellent amount of outdoor space, ideal for children, entertaining and

enjoying the warmer months. Additionally there is a useful storage shed, perfect for garden tools and furniture.

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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Hawthorn Avenue, Yeadon Leeds

- SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- KITCHEN/DINER
- DOWNSTAIRS WC
- GARDENS TO THREE SIDES

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: B

£230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEA107554 - 0002

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