



Borrowdale Croft, Yeadon Leeds LS19 7FN

welcome to

Borrowdale Croft, Yeadon Leeds

Cash buyers only due to length of lease. Modern first floor apartment, recently refurbished throughout to include a new kitchen with integrated fridge freezer, oven, hob and extractor, new d.g windows, new c.h. boiler and radiators, new consumer unit and new carpets throughout.



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 access to all rooms, also houses the new consumer unit.

Living Room

A spacious room, fireplace with inset electric fire, large new double glazed window, new central heating radiator, new carpet and ceiling light fitting.

Kitchen

The kitchen has been recently refurbished and now has a range of modern wall and base units finished in a high gloss grey and a metro tiled splash back. It has an integrated fridge freezer, a new under counter built in oven with ceramic hob over and a glass and chrome extractor. New central heating radiator and new double glazed window to the side elevation. It has space for a washing machine.

Bedroom

A good size double bedroom with new double glazed window to front elevation, new central heating radiator and new carpet.

Shower Room

Well presented and comprising a shower cubicle, wc and hand basin, heated towel warmer.

Storage Cupboard

Housing new c.h. boiler

Externally

There is an allocated parking space and access to well maintained communal gardens.

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.



view this property online williamhbrown.co.uk/Property/YEA107606



welcome to

Borrowdale Croft, Yeadon Leeds

- MODERN FIRST FLOOR APARTMENT
- NEWLY FITTED KITCHEN
- ONE DOUBLE BEDROOM
- NEW CARPETS THROUGHOUT
- ALLOCATED PARKING SPACE

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: B Service Charge: 1032.00

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 02 Feb 1987.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£100,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YEA107606



Property Ref:
YEA107606 - 0003

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