



Yarn Street, Hunslet Leeds LS10 1GJ

welcome to

Yarn Street, Hunslet Leeds

MODERN and WELL PRESENTED FOUR bedroom three storey END TOWN HOUSE, situated close to the River Aire and Leeds City Centre, DOWNSTAIRS WC and KITCHEN/DINER, first floor LIVING ROOM and BEDROOM with ENSUITE, three second floor bedrooms and BATHROOM. DRIVEWAY, INTEGRAL GARAGE and ENCLOSED REAR GARDEN.

Entrance Hall

Door to the front, stairs leading to the first floor landing. Access to the downstairs WC, garage and kitchen.

Downstairs Wc

Low level flush WC, wash hand basin, gas central heating radiator, uPVC double glazed window to the front.

Kitchen/Diner

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, electric oven and hob, space for a washing machine, dishwasher and fridge freezer, gas central heating radiator, pantry cupboard, uPVC double glazed window to the rear and uPVC double glazed French doors leading out to the rear garden.

First Floor Landing

Access to the living room and bedroom one.

Living Room

uPVC double glazed windows and French doors with Juliet balcony to the front, gas central heating radiator.

Bedroom One

Two uPVC double glazed windows to the rear, gas central heating radiator, fitted wardrobes and access into the ensuite.

Ensuite

Shower cubicle, low level flush WC, wash hand basin, tiled floor and gas central heating radiator.

Second Floor Landing

Access to bedrooms two, three and four and the

house bathroom.

Bedroom Two

Two uPVC double glazed windows to the rear, gas central heating radiator, fitted wardrobes.

Bedroom Three

uPVC double glazed window to the front, gas central heating radiator.

Bedroom Four

uPVC double glazed window to the front, gas central heating radiator.

House Bathroom

A three piece bathroom suite comprising of a bath with shower over, low level flush WC, wash hand basin, gas central heating radiator, tiled floor.

Integral Garage

Roller door and door leading into the hallway.

Exterior

Driveway to the front, integral garage and further resident parking. Enclosed garden to the rear with paved and artificial grass areas with fence boundaries.





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Yarn Street, Hunslet Leeds

- Four bedroom end three storey town house
- Downstairs WC & Kitchen
- Ensuite to master bedroom
- Living room with Juliet balcony
- Integral garage and rear garden

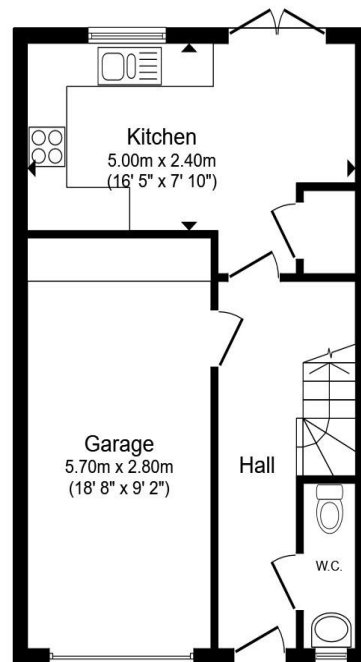
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 300.00

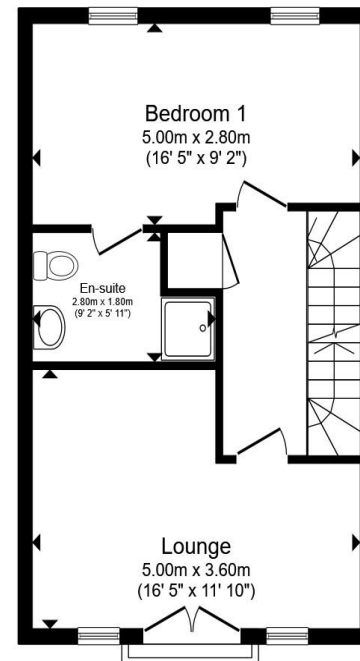
Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

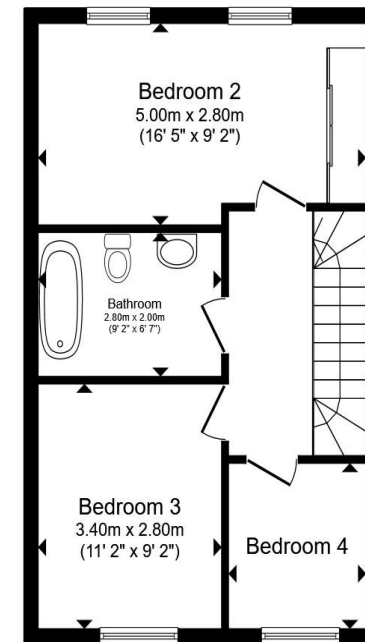
£325,000



Ground Floor



First Floor



Second Floor

Total floor area 126.0 m² (1,356 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
MLY111633 - 0002

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.



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