



**Town Street, Yeadon Leeds LS19 7EQ**

**welcome to**

**Town Street, Yeadon Leeds**

We advise that an offer has been made for the above property in the sum of £142,500

Any persons wishing to raise objection can do so within 14-days of receiving the offer.

Any persons wishing to increase on this offer should notify WHB of their best offer prior to exchange of contracts.



**Flat 1**

With a lounge, kitchen, bathroom, one double bedroom and access to the cellar.

**Flat 2**

With an open plan lounge/kitchen, bathroom, one double bedroom and access to the loft room.



***view this property online*** [williamhbrown.co.uk/Property/YEA107054](http://williamhbrown.co.uk/Property/YEA107054)



welcome to

## Town Street, Yeadon Leeds

- **\*\*ATTENTION PROPERTY DEVELOPERS, OWNER OCCUPIERS & INVESTORS\*\***
- END TERRACE HOUSE CONVERTED INTO TWO FLATS
- HUGE POTENTIAL TO CONVERT BACK TO A HOUSE
- UPSTAIRS FLAT WITH LOFT ROOM
- CENTRAL YEADON LOCATION

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£140,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YEA107054 - 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.

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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