



HUNTERS[®]
HERE TO GET *you* THERE



Redwood Way, Yeadon, Leeds, LS19

£315,000

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Situated in the popular area of Yeadon, Leeds, this delightful detached house on Redwood Way offers a perfect blend of comfort and convenience. The property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious living room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout of the home is thoughtfully designed, ensuring a seamless flow between the living areas and the kitchen, which is well-equipped for all your culinary needs.

The property features a modern bathroom, designed with both style and functionality in mind. Each bedroom is generously sized, allowing for personalisation and comfort, whether it be for restful nights or productive days.

The property has been well-maintained having recently undergone a full redecoration throughout and recarpeted. The surrounding area is known for its friendly community and convenient amenities, including local shops, schools, and parks, all within easy reach.

Do not miss the chance to make this lovely house your new home, which comes to the market with no onwards chain.

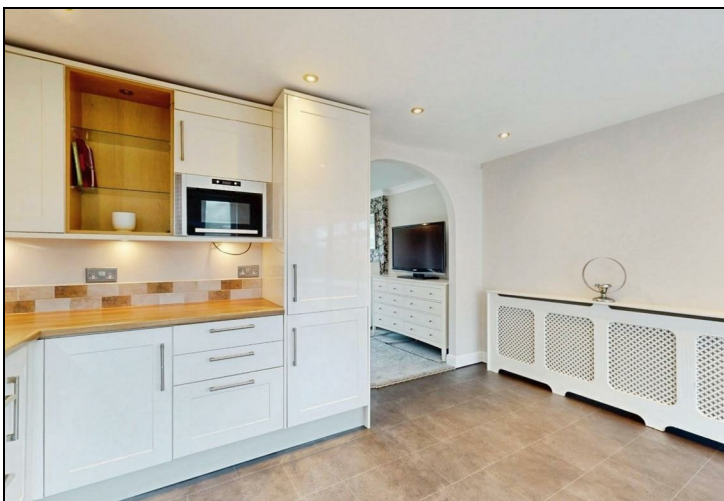
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002

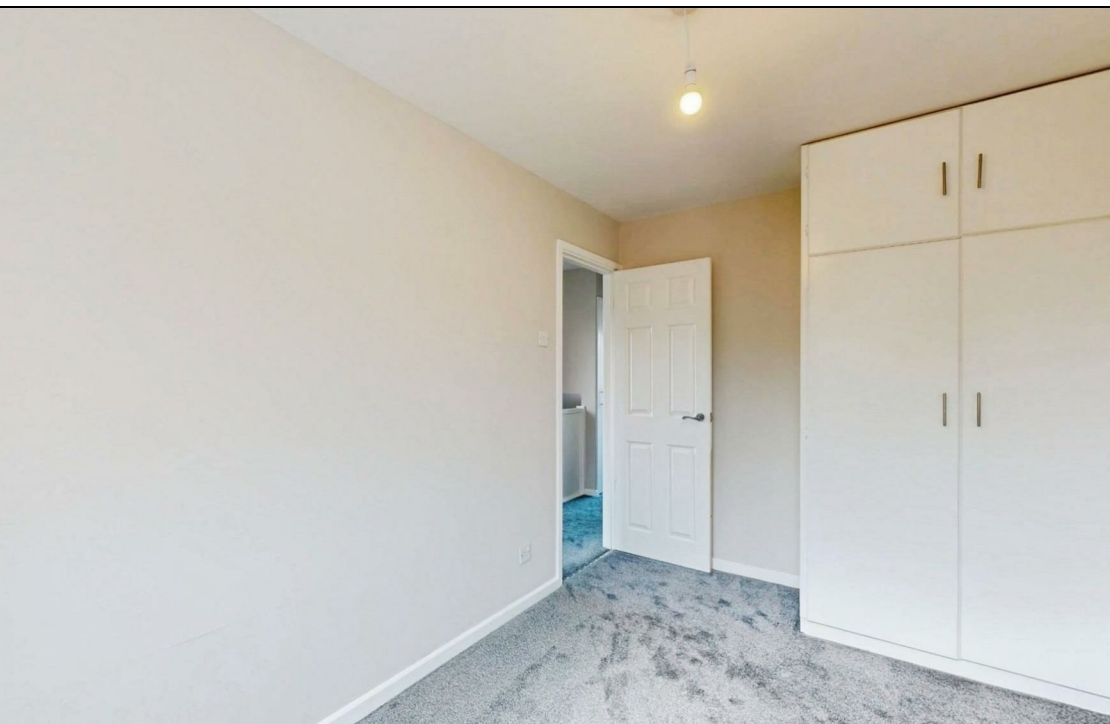
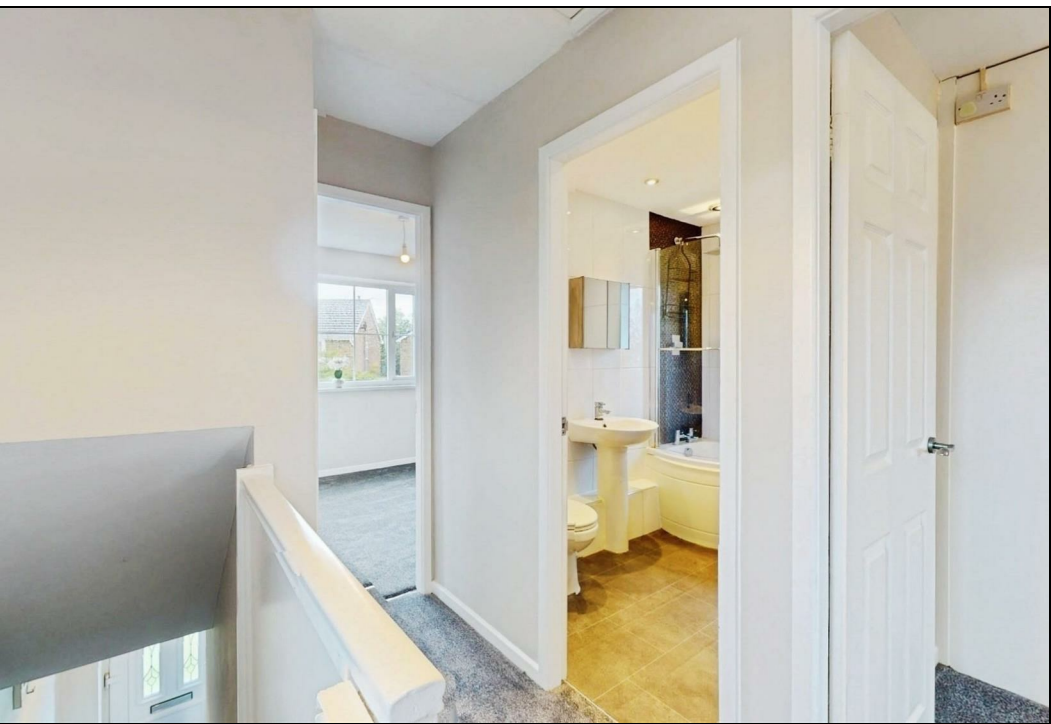
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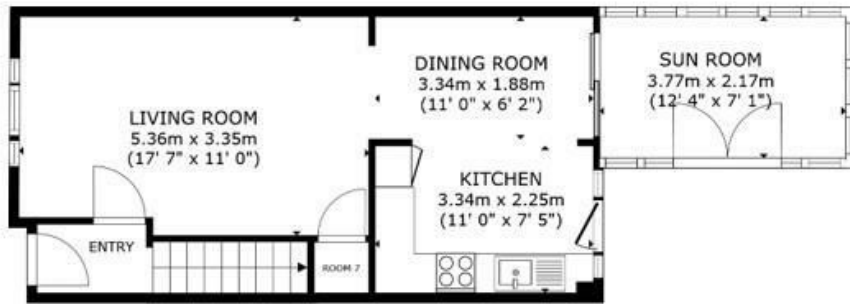
KEY FEATURES

- ****NO ONWARDS CHAIN****
- **DETACHED**
- **THREE BEDROOMS**
- **SECURE WEST FACING REAR GARDEN**
- **GARDEN ROOM WITH UTILITY ROOM**
- **CONSERVATORY**
- **OPEN PLAN KITCHEN DINING**
- **DRIVEWAY**
- **EPC C**
- **COUNCIL TAX BAND D**

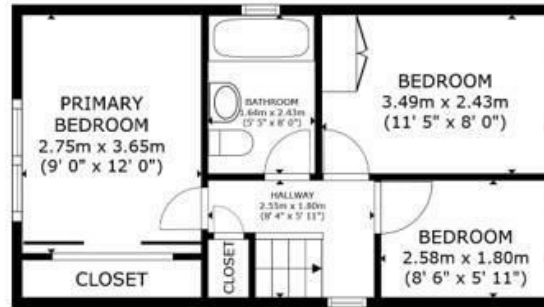






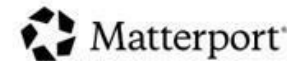


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 37.1 m² (400 sq.ft.) FLOOR 2 35.0 m² (377 sq.ft.)
 EXCLUDED AREAS : SUN ROOM 8.2 m² (88 sq.ft.)
 TOTAL : 72.1 m² (776 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



AGENTS NOTES

Tenure: Freehold

Council Tax Band D, Leeds City Council

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £30 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. We are also required to obtain identification from all prospective buyers, and we will ask to see proof of funding. Please note that the property will not be marked as Sold Subject To Contract until the checks have been satisfactorily completed so therefore buyers are asked for their co-operation in order that there is no delay.

ADDITIONAL SERVICES

If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide, of which 40 are located in Yorkshire. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	85
(69-80) C	70
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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