
HUNTERS®
HERE TO GET you THERE
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Redwood Way, Yeadon, Leeds, LS19

£315,000

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.

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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

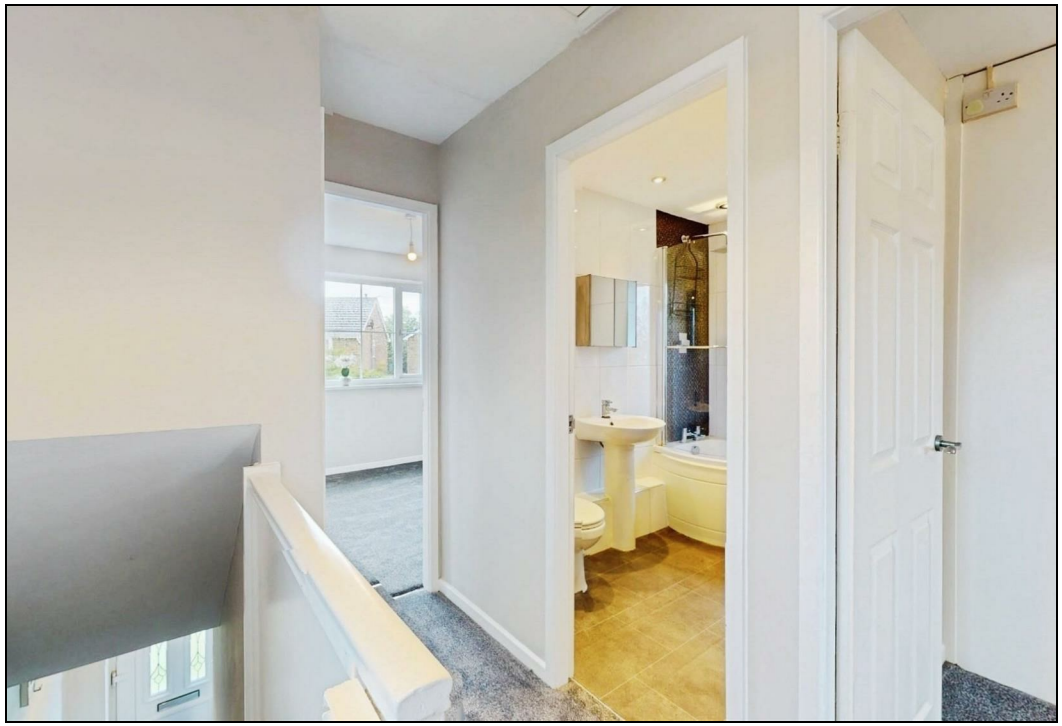


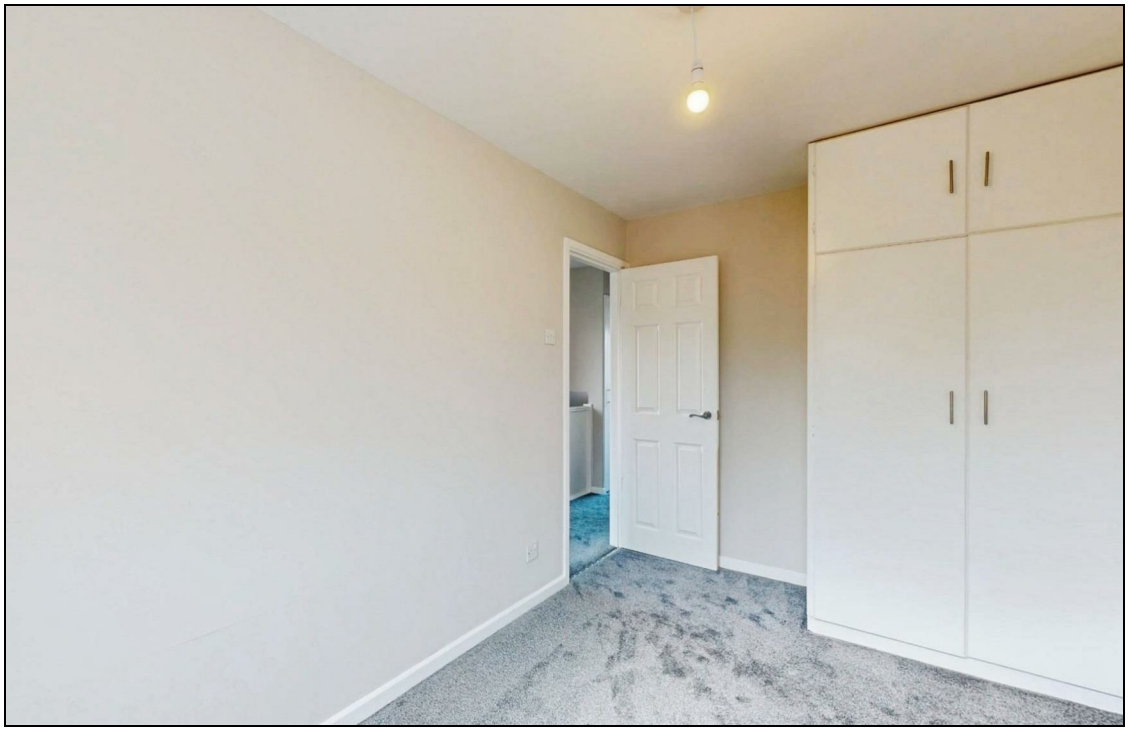










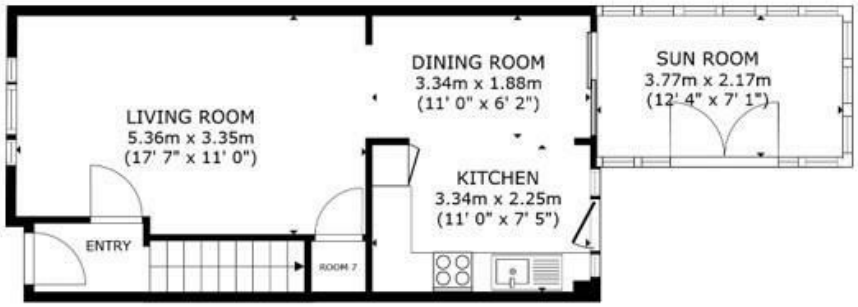




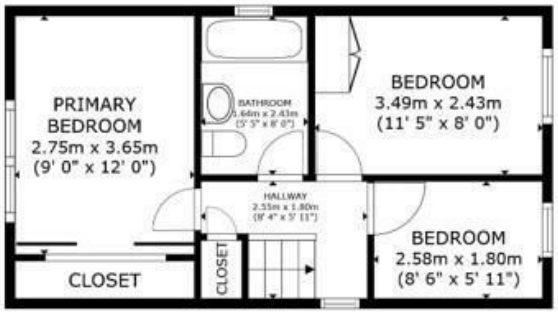








FLOOR 1



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.

Matterport

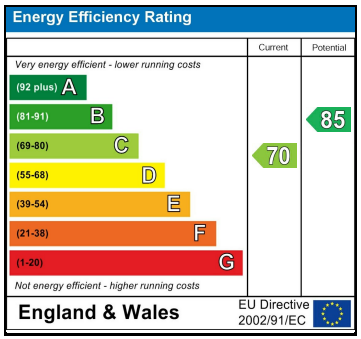
AGENTS NOTES
Tenure: Freehold

Council Tax Band D, Leeds City Council

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

ADDITIIONAL 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.



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The Property Ombudsman
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