

HUNTERS®

HERE TO GET *you* THERE



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Park Avenue

Yeadon, Leeds, LS19 7EH

Asking Price £165,000



Council Tax: B



Park House Park Avenue

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Asking Price £165,000



Additional Info

Offer Acceptance & AML Regulations

Under the Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017, we are required to obtain proof of the source of funds for the purchase, as well as identification documents for all prospective buyers. We kindly ask buyers to assist with this process to avoid any delays in agreeing a sale.

A fee of £42 (inclusive of VAT) per named buyer is payable by the successful purchaser(s). This fee covers the money laundering checks carried out by SmartSearch, the firm that administers our ID verification. Please note that the property will not be marked as sold subject to contract until all required identification has been provided and AML checks have been satisfactorily completed.

The extent of the property and its boundaries are subject to confirmation by inspection of the title deeds. All measurements provided in these particulars are approximate and intended for guidance only. Fixtures, fittings and appliances have not been tested, and no warranty can be given regarding their condition or functionality. Internal photographs are supplied for general information and should not be taken to imply that any specific item is included in the sale.

Mortgage Advice

We are pleased to offer mortgage advice through our partnership with CS Mortgage Solutions. To arrange an appointment, please contact the branch and we will organise for an advisor to help you find the most suitable mortgage for your circumstances. The initial consultation is free of charge and without obligation. A fee may be payable should you choose to proceed with their services.

Please Note

Tel: 01132029923



A map snippet from Google Maps showing the area around Yeadon and Westfield. A red location pin is placed on Kirk Ln. Other visible roads include Queensway, Cemetery Rd, High St, New Rd, and Green Ln. The map shows green spaces and some buildings. The Google logo and 'Map data ©2026 Google' are visible at the bottom.

The figure displays two floor plans side-by-side. The left plan is the Ground Floor, showing a large Kitchen/Diner/Lounge area (6.40m x 4.30m), a Hall, a W.C., and a staircase. The right plan is the First Floor, showing a Main Bedroom (4.30m x 2.90m), a Bathroom (3.20m x 1.90m), and a second Bedroom (3.20m x 2.30m). Both plans include dimensions in meters and feet/inches.

Ground Floor

- Kitchen/Diner/Lounge: 6.40m x 4.30m (21' 0" x 14' 1")
- Hall
- W.C.

First Floor

- Main Bedroom: 4.30m x 2.90m (14' 1" x 9' 6")
- Bathroom: 3.20m x 1.90m (10' 6" x 6' 3")
- Bedroom Two: 3.20m x 2.30m (10' 6" x 7' 7")

Total floor area: 64.4 sq.m. (694 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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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Please contact our Hunters Yeadon Office
on 01132029923 if you wish to arrange a viewing appointment for this
property or require further information.

Energy Efficiency Rating

Energy Class	Current Rating	Potential Rating
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

CO ₂ Emissions Class	Current Rating	Potential Rating
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.