

# HUNTERS®

HERE TO GET *you* THERE

Flat 3, 73 Dyehouse Walk, Yeadon, Leeds, LS19 7GL

Asking Price £169,950

Property Images



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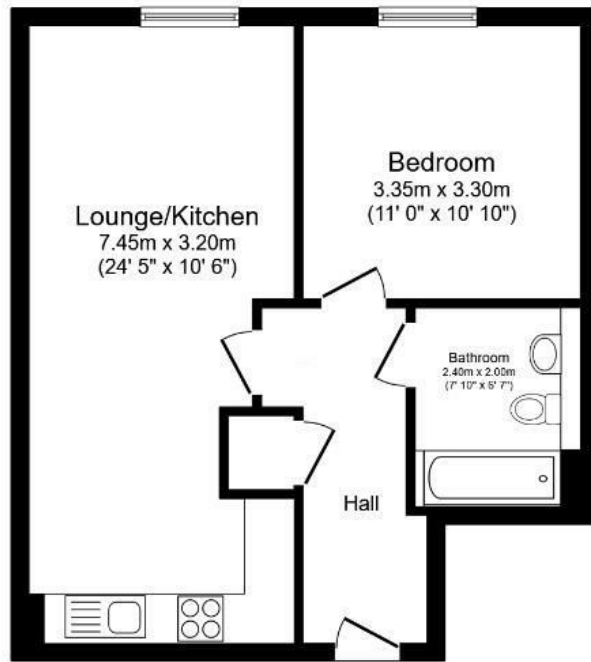
## Property Images



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Floor Plan

Floor area 46.5 sq.m. (500 sq.ft.)

Total floor area: 46.5 sq.m. (500 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.co](http://www.Propertybox.co)

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	71
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: Apartment Beds: 1 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

## Summary

### CHAIN FREE – GROUND FLOOR APARTMENT – IMMACULATELY PRESENTED

This superb one-bedroom ground floor apartment is offered to the market with no onward chain and is beautifully presented throughout, providing an ideal opportunity for those seeking a stylish home that's ready to move straight into.

The property features an inviting entrance hall with a useful storage cupboard, leading into a spacious open-plan living area. This versatile space accommodates both lounge and dining zones, complemented by a sleek, contemporary kitchen complete with high-quality units and integrated appliances. The generously sized double bedroom offers a comfortable and peaceful retreat, while the modern house bathroom is finished to an excellent standard.

Externally, the property benefits from an allocated parking space as well as visitor parking, ensuring convenience for both residents and guests.

Situated in a highly sought-after area, this apartment enjoys excellent transport connections and a wealth of local amenities. Yeadon offers a variety of shops, cafés, and supermarkets, including Morrisons on the high street. Outdoor enthusiasts will appreciate nearby Yeadon Tarn, popular for its scenic walks and boating lake, as well as Nunroyd Park and other leisure facilities.

Neighbouring towns Horsforth and Guiseley provide further shopping, dining, and retail park options, while two nearby railway stations offer direct links to Leeds, Bradford, Ilkley, and Skipton. For those travelling by road, the A65 and A658 provide easy access to surrounding areas, and Leeds Bradford Airport is just a short drive away.

This property is perfectly suited to a professional couple or single occupant seeking a modern, low-maintenance home in a well-connected location. Early viewing is highly recommended to fully appreciate the quality and setting of this delightful apartment.

The seller would be happy to include some items of furniture in the sale.

## Features

- GROUND FLOOR APARTMENT • ALLOCATED PARKING • SUPERBLY PRESENTED • LIGHT AND SPACIOUS • IDEAL FIRST TIME BUYER PROPERTY • SOUGHT AFTER DEVELOPMENT • HUNTERS 360 TOUR • CLOSE TO AMENITIES AND TRAIN STATION • NO ONWARD CHAIN • The seller would be happy to include some items of furniture in the sale.