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Woodlea View, Leeds, LS19 7LS

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£250,000

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Nestled in the desirable Westfield area of Yeadon, this charming semi-detached house on Woodlea View presents an excellent opportunity for those seeking a family home or a starter property. The residence boasts three well-proportioned bedrooms, making it ideal for a young family or those looking to establish their first home.

Upon entering, you will find a welcoming reception room that offers a comfortable space for relaxation and entertaining. The property features a bathroom that, while functional, may benefit from some updating, allowing you to personalise the space to your taste. The absence of an onward chain simplifies the buying process, making it easier for you to move in and settle down.

The exterior of the home is equally appealing, with a driveway and garage providing ample parking space. The low-maintenance gardens at both the front and rear offer a pleasant outdoor area for children to play or for you to enjoy a quiet moment in nature. The location is particularly advantageous, as it is close to highly regarded schools and picturesque woodland walks, perfect for family outings or leisurely strolls.

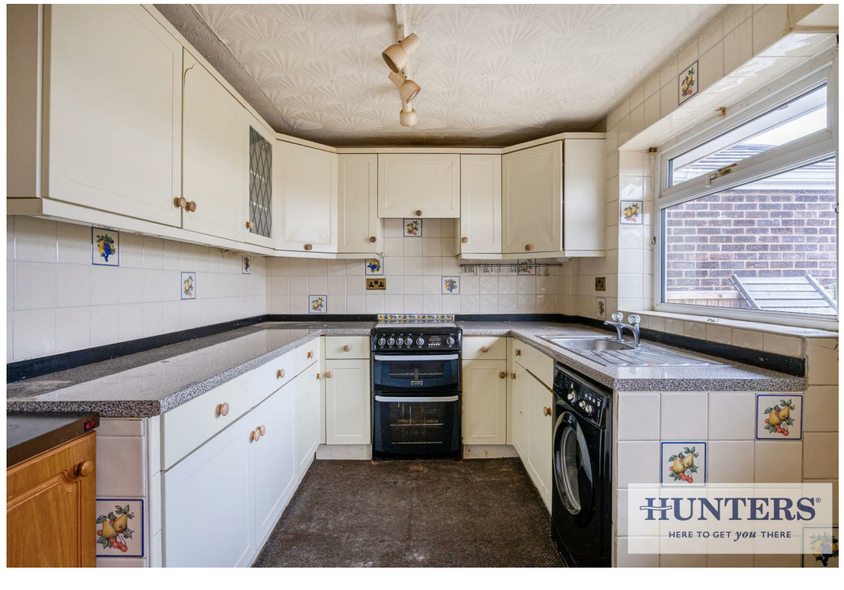
This property is a fantastic opportunity for those looking to invest in a home that offers both potential and convenience in a sought-after area. Don't miss your chance to make this house your own and enjoy all that Yeadon has to offer.

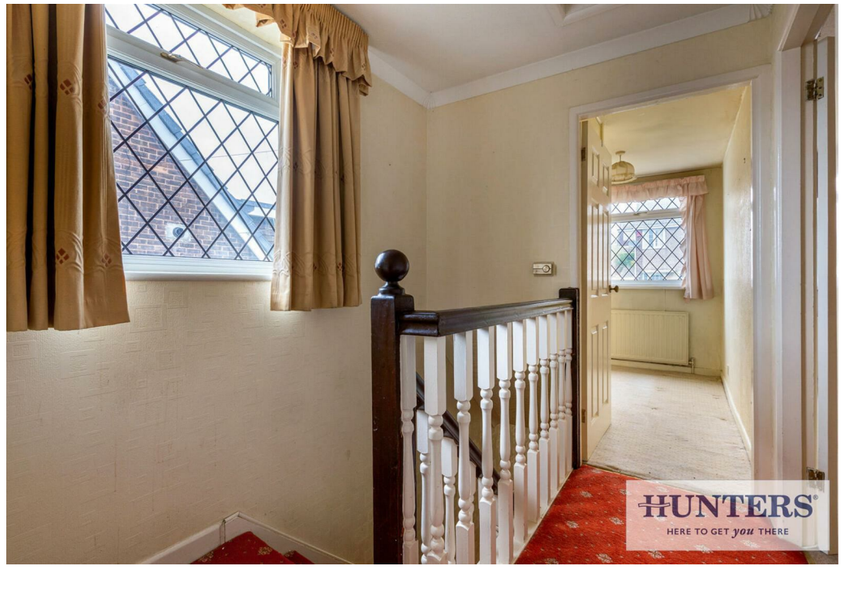












Additional Info
Offer Acceptance & AML Regulations

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.

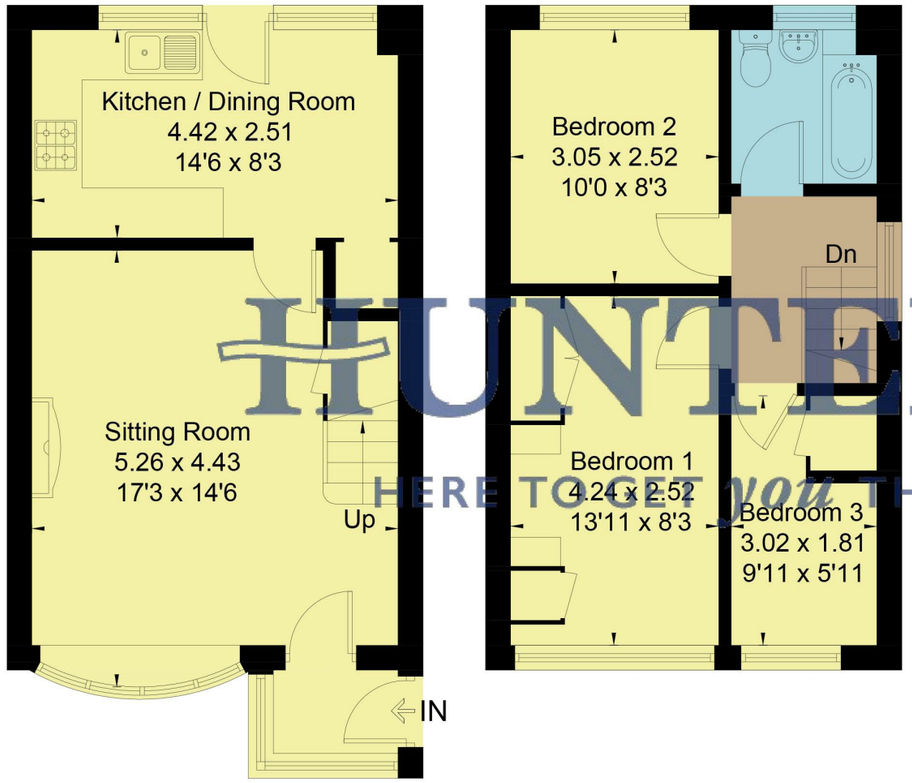
Mortgage Advice

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

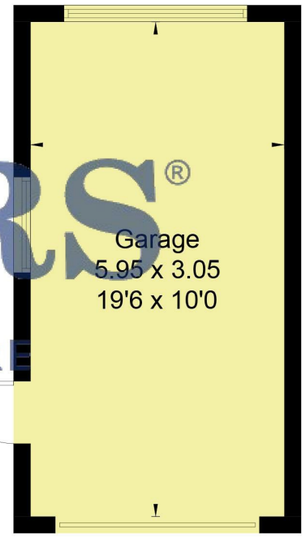
The extent of the property and its boundaries are subject to confirmation by inspection of the title deeds. All measurements provided in these particulars are approximate and intended for guidance only. Fixtures, fittings and appliances have not been tested, and no warranty can be given regarding their 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.

Approximate Floor Area = 68.2 sq m / 734 sq ft
Garage = 18.1 sq m / 195 sq ft
Total = 86.3 sq m / 929 sq ft



Ground Floor

First Floor



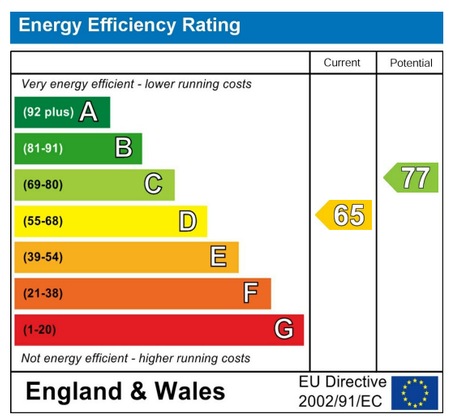
(Not Shown In Actual Location / Orientation)

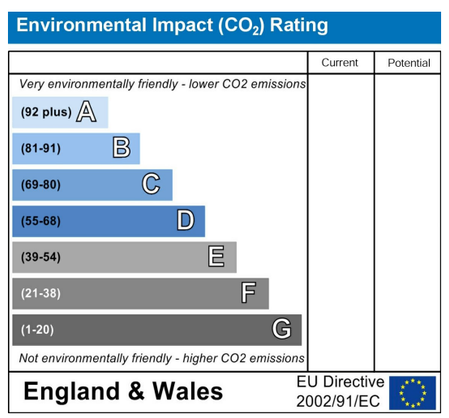
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This floor plan has been drawn in accordance with RICS Code of Measuring Practice 6th edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #117227

Tenure: Freehold
Council Tax Band: B

- 3 bedrooms
- 1 modern bathroom
- Spacious reception room
- Semi-detached house
- Driveway and garage
- Low maintenance gardens
- Close to top schools
- Near woodland walks
- No onward chain
- Ideal starter home





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.

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