



£995

TWO BEDROOMS *FANTASTIC LOCATION* *CLOSE TO AMENITIES* *WELL PRESENTED* *IDEAL FOR YOUNG PROFESSIONALS*
GARDEN *OVERLOOKING FIELDS*

Nestled in the charming area of Fernbank Terrace, Yeadon, this delightful townhouse presents an excellent opportunity for young professionals seeking a comfortable and convenient living space. The property boasts two well-proportioned bedrooms, making it ideal for those who appreciate a bit of extra room. The inviting reception room offers a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The well-presented interior is complemented by a modern bathroom, ensuring that all your daily needs are met with ease. One of the standout features of this home is the useful cellar storage, providing ample space for your belongings and helping to keep your living areas clutter-free. Outside, the property benefits from a lovely garden, offering a private outdoor retreat where you can unwind after a busy day or enjoy a weekend barbecue with friends. The fantastic location places you within easy reach of the amenities that Yeadon and the surrounding area have to offer, including shops, cafes, and parks, making it a highly desirable place to live.

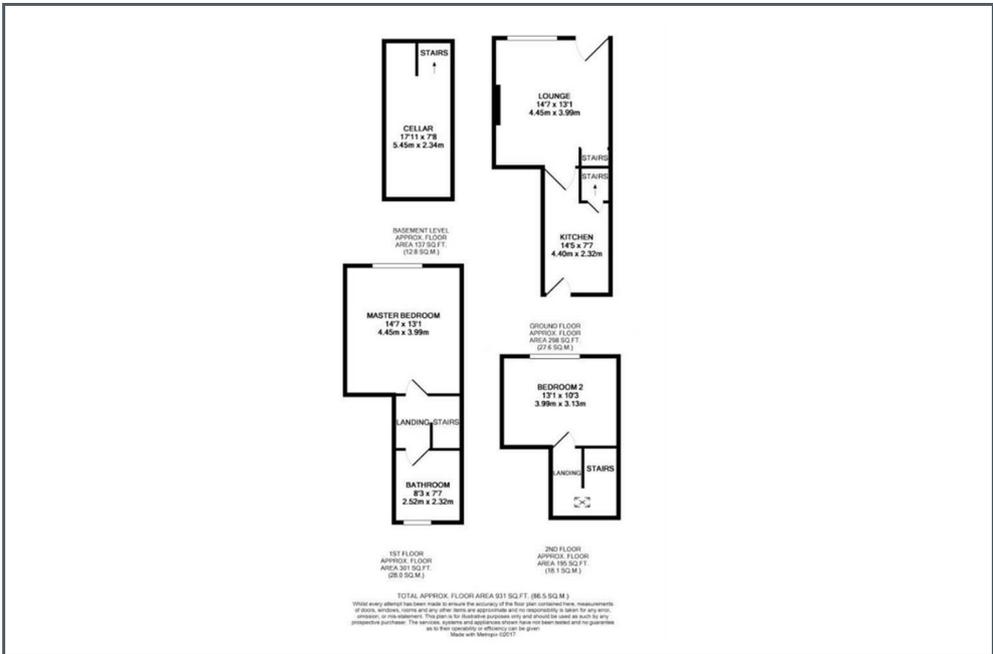
Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|---------|
| Very energy efficient - lower running costs | Current | Very environmentally friendly - lower CO ₂ emissions | Current |
| (92 plus) A | | (92 plus) A | |
| (81-91) B | | (81-91) B | |
| (69-80) C | | (69-80) C | |
| (55-68) D | | (55-68) D | |
| (39-54) E | 55 | (39-54) E | |
| (21-38) F | | (21-38) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |