



# 3 GRANGE AVENUE YEADON LS19 7AQ

Asking price £235,000

## FEATURES

- Smartly Presented Mid Terraced Property
- Modern Dining Kitchen with French Doors Out to the Rear Garden
- House Bathroom With Three Piece Suite
- Close To Amenities in Yeadon Town Centre
- Ideal for a Variety of Purchasers
- Good Sized Sitting Room with Bay Window
- Two Double Bedrooms With the Main Having Fitted Wardrobes
- Generous Lawned Garden with Decked Areas For Outdoor Entertaining
- Light and Airy Accommodation
- Freehold/EPC Rating D/ Council Tax Band B



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ESTATE AGENTS

# Smartly Presented Two Bedroomed Terrace Close To Yeadon Town Centre

A smartly presented two bedroomed mid terraced property that has been very well maintained by the current owners providing light and airy accommodation with a generous rear garden all within comfortable walking distance of Yeadon town centre and Yeadon Tarn. The property offers a modern dining kitchen overlooking the rear garden and two good sized double bedrooms, allowing it to appeal to a variety of buyers and to the ground floor briefly comprises an entrance hall, sitting room with bay window and dining kitchen with French Doors out to the enclosed rear garden. To the first floor there are two double bedrooms, with the main having built in wardrobes and a house bathroom with a three piece suite having a shower over the bath. Outside the property enjoys a predominantly lawned garden with flower borders and two decked areas at either end of the garden, an ideal space for outdoor entertaining. There is also access from the garden via a footpath onto High Street. To arrange a viewing, please contact Shankland Barraclough Estate Agents in Otley and we will arrange a time for you to view.

## Yeadon

The property is well placed close to open countryside with many picturesque walks and there are also a variety of recreational facilities in the area. Yeadon town centre is within easy reach and provides a wide range of facilities including shops, cafes, restaurants and bars and there are also a number of schools throughout the area. In addition, Leeds and Bradford city centres together with many surrounding areas can be reached on a daily basis by either car or local bus and train services, Guiseley railway station being centrally located. Leeds Bradford airport is also within easy reach.

The smartly presented accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes comprises:

## Ground Floor

### Entrance Hall

With a double glazed entrance door, ornate wall panelling, radiator, fitted cloaks rail and stairs to the first floor.

### Sitting Room 15'1" x 13'0" (4.60m x 3.96m)

A generous light and airy reception room with ceiling cornice, contemporary wall

mounted electric fire, central heating radiator and bay window to the front elevation.

### Dining Kitchen 16'2" x 7'6" (4.93m x 2.29m)

A modern dining kitchen having a range of base and wall units incorporating cupboards, drawers and co-ordinating work surfaces having a white metro tiled splash back. Inset one and a half bowl stainless steel sink unit, integrated electric oven with a four ring gas hob having a stainless steel hood over, plumbing for an automatic washing machine and space for a free-standing fridge/freezer. Cupboard housing the central heating boiler, useful understairs cupboard, radiator, two windows to the rear elevation and French doors out to the rear garden.

## First Floor

### Landing

With access to the part boarded roof void with light.

### Bedroom 1 12'10" x 11'8" (3.91m x 3.56m)

A good size main bedroom enjoying a bay window to the front elevation benefiting from an open outlook. Fitted recessed wardrobes to either side of the chimney breast, further recessed storage cupboard and central heating radiator.

### Bedroom 2 10'9" x 9'11" (3.28m x 3.02m)

Another double bedroom which would also make a terrific office with central heating radiator and window to the rear elevation overlooking the rear garden.

### Bathroom

With a white three piece suite comprising a panelled bath with electric shower over, low suite w.c and pedestal wash basin. Part tiled walls, radiator and window to the rear elevation.

### Outside

To the front of the property there is a low maintenance gravelled area, whilst to the rear there is a good sized enclosed rear garden having a lawned area and two decked areas. This first is immediately as you come out of the kitchen through the French doors and the other is at the end of the garden to enjoy the evening sun. Further flagged area, well stocked flower borders and garden shed. At the end of the garden there is access via a footpath onto High Street.



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## Tenure, Services And Parking

Tenure: Freehold  
All Mains Services  
Parking: On Street

## Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1000 Mbps download speed is available to this property. Mobile Phone coverage is available to three of the four main carriers. For further information please refer to: <https://checker.ofcom.org.uk>

## Council Tax Leeds

Leeds City Council Tax Band B. For further details on Leeds Council Tax Charges please visit [www.leeds.gov.uk](http://www.leeds.gov.uk) or telephone them on 0113 2224404.

## Viewing Arrangements

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us [info@shanklandbarraclough.co.uk](mailto:info@shanklandbarraclough.co.uk) or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

## Opening Hours

Monday to Friday 9am - 5.30pm  
Saturdays 9am - 4pm



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### **Offer Acceptance & AML Regulations**

Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

### **Mortgage Advice**

We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

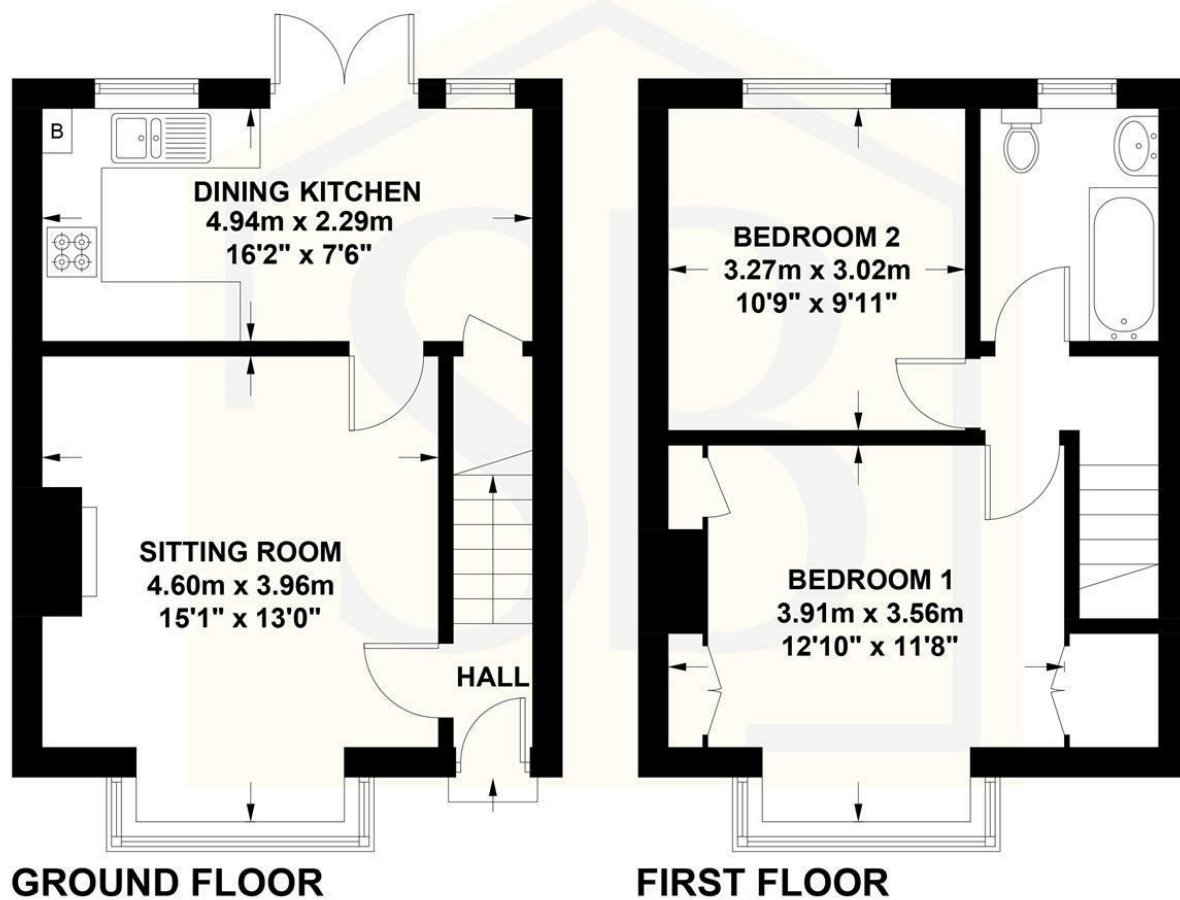
### **Please Note**

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.



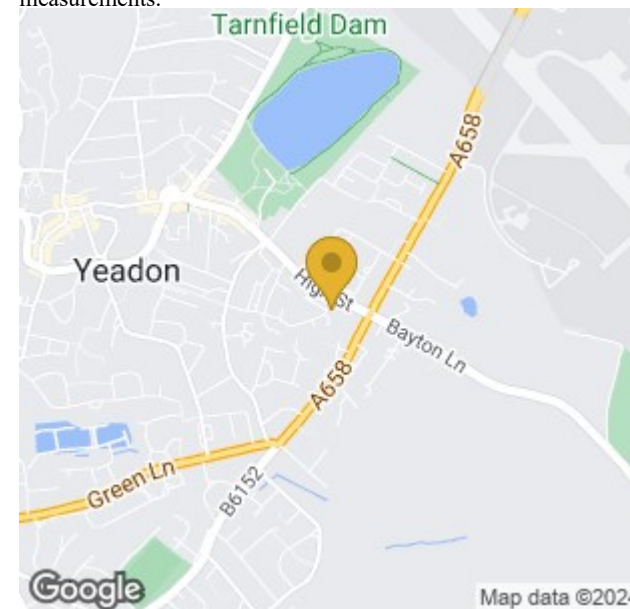
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This plan is for guidance only. It is not to scale and all measurements are approximate.  
 Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Call us on 01943 889010  
[info@shanklandbarracough.co.uk](mailto:info@shanklandbarracough.co.uk)  
[www.shanklandbarracough.co.uk](http://www.shanklandbarracough.co.uk)

