



# 39 EAST VIEW YEADON LS19 7AD

Asking price £185,000

## FEATURES

- Through By Light Stone Built Terraced House
- Two Good Sized Double Bedrooms
- Two Useful Store Cellars Providing Excellent Storage
- EPC Rating D / Council Tax Band B / Freehold
- Generous Sitting Room And Fitted Kitchen
- House Bathroom With a Four Piece Suite
- Ideal Opportunity For A Variety Of Purchasers
- Within Walking Distance Of Yeadon Town Centre



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ESTATE AGENTS

# Stone Built Through By Light Two Bedroomed Terrace House

## 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 Accommodation...

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

### Ground Floor

#### Sitting Room 14'9" x 13'1" (4.50m x 3.99m)

A generous reception room have a Upvc entrance door, laminate flooring, ceiling cornice, wall mounted electric fire, radiator and leaded window to the front elevation.

#### Kitchen 15'3" x 7'1" (4.65m x 2.16m)

With a range of base and wall units incorporating cupboards and drawers with co-ordinating work surfaces and upstands. Inset stainless steel sink unit with mixer tap, integrated electric oven with a four ring gas hob having a stainless steel hood over. Space for a freestanding fridge/freezer, plumbing for an automatic washing machine, wall mounted gas fired boiler, radiator, recessed spotlights and window to the rear elevation.

### Lower Ground Floor

#### Cellar 1 7'8" x 7'8" (2.34m x 2.34m)

Keeping cellar with light and power.

#### Cellar 2 7'8" x 5'8" (2.34m x 1.73m)

A useful store cellar.

### First Floor

#### Landing

With access to the second floor.

#### Bedroom 1. 14'8" x 13'1" (4.47m x 3.99m)

A large double bedroom with plenty of room for a bed and wardrobes having two wall light points, radiator and window to the front elevation.

#### Bathroom

With a white four piece suite comprising a panelled bath, low suite w.c, pedestal wash basin and separate tiled shower stall. Part tiled walls, radiator, recessed spotlights and window to the rear elevation.

### Second Floor

#### Bedroom 2. 13'1" x 12'0" (3.99m x 3.66m)

Another double bedroom with radiator and benefiting from having a dormer window to the front elevation. This bedroom also enjoys a very useful store area 8'2" x 6'10" which is accessed at the top of the stairs into the eaves.

### Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street Parking

Located Within Yeadon Conservation Area

### Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers (EE, Three, O2 & Vodafone). 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



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



**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**

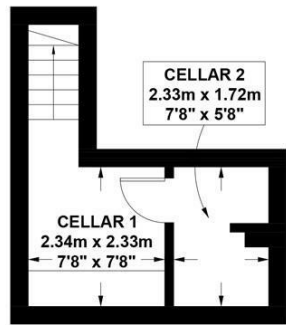
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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.

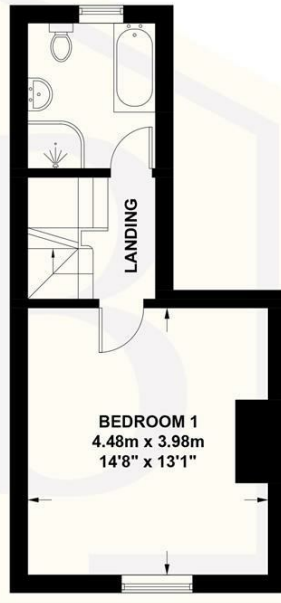
 = REDUCED HEADROOM  
BELOW 1.5m / 5'0"



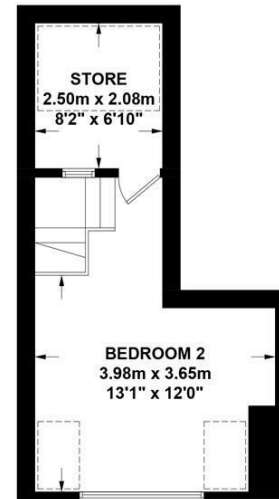
BASEMENT



GROUND FLOOR




FIRST FLOOR

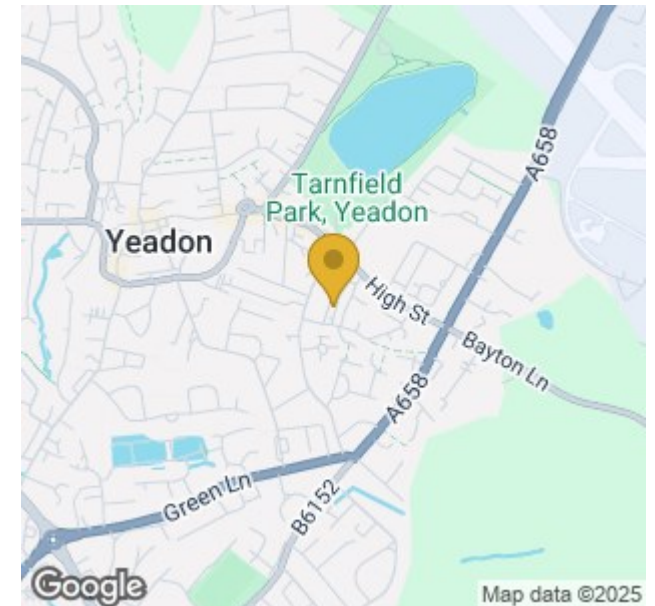


SECOND FLOOR

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</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  
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