



41 EAST VIEW YEADON LS19 7AD

Asking price £175,000

FEATURES

- Attractive Stone Built Through By Light Terraced House
- Modern Kitchen With Fitted Units
- Two Generous Double Bedrooms With Storage
- The Benefit Of Having No Onward Chain
- Close To Amenities And Walks Around Yeadon Tarn
- Entrance Vestibule And Sitting Room With Exposed Floorboards
- Store Cellar Providing Useful Storage
- House Bathroom With Shower Over The Bath
- Freehold / EPC Rating E / Council Tax Band B
- An Ideal Opportunity For A Variety Of Purchasers



SHANKLAND
BARRACLOUGH
ESTATE AGENTS

Attractive Two Bedroomed Through By Light Terrace

An attractive and generously proportioned two bedroomed through by light terrace house providing an ideal opportunity for a variety of buyers, which also has the benefit of having NO ONWARD CHAIN. Situated just a short stroll from local amenities and the popular walks around Yeadon Tarn, this traditional stone built property would be perfect for couples, first time buyers and downsizers alike. On entering the property there is a useful entrance vestibule which gives access to the sitting room with exposed wooden floorboards and a modern kitchen completes the ground floor. To the lower ground floor there is a useful store cellar whilst to the upper floors there are two good sized double bedrooms with fitted wardrobes, storage area and a house bathroom. To arrange a viewing contact Shankland Barraclough Estate Agents in Otley.

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

Entrance Vestibule

With an exposed wooden floor and entrance door.

Sitting Room 14'10" x 13'1" (4.52m x 3.99m)

A good sized sitting room with exposed wooden floorboards, ceiling cornice, dado rail, pebble effect gas fire (currently capped off) with a marble interior, hearth and surround. Two wall light points, radiator and window to the front elevation.

Kitchen 15'1" x 7'0" (4.60m x 2.13m)

A contemporary kitchen having a range of base and wall units incorporating cupboards drawers with coordinating work surfaces having a tiled splash back. Inset double bowl stainless steel sink unit with mixer tap, integrated dishwasher, double electric oven with a four ring gas hob and steel hood over, space for a freestanding fridge/freezer and plumbing for an automatic washing machine. Tiled floor, radiator and window to the rear elevation. Door giving access to the cellar.

Lower Ground Floor

Cellar

A useful space providing excellent storage

First Floor

Landing

With stairs providing access to the second floor.

Bedroom 1. 14'10" x 13'1" (4.52m x 3.99m)

A spacious main bedroom with fitted wardrobes either side of the chimney breast, radiator and window to the front elevation.

Bathroom

With a white three piece suite comprising a panelled bath with shower over, low suite w.c and pedestal wash basin. Heated towel rail, part tiled walls, vinyl flooring, storage cupboard and window to the rear elevation.

Second Floor

Bedroom 2. 14'10" x 13'0" (4.52m x 3.96m)

Another generous double bedroom with radiator and velux window to the front elevation. This bedroom also benefits from an extremely useful boarded loft area 8'4" x 7'0" 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

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 O2, EE, Three & 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 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 or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm

Offer Acceptance & AML Regulations

Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

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

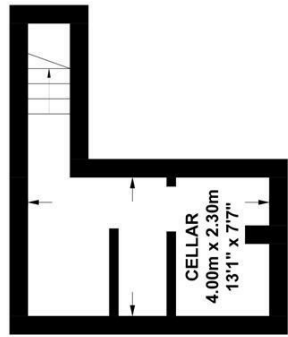
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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



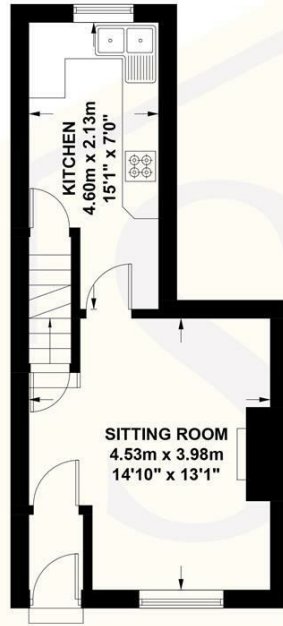
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This plan is for guidance only. It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2025.

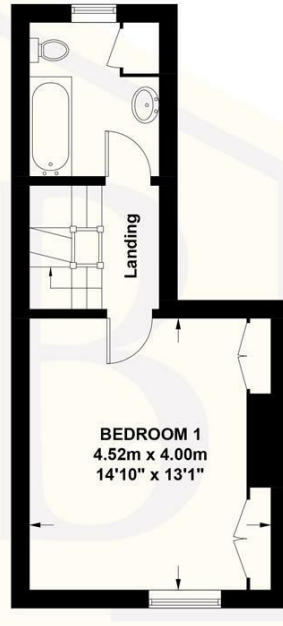
 = REDUCED HEAD HEIGHT BELOW 1.5M



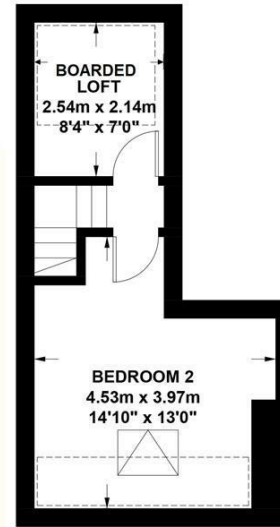
BASEMENT




GROUND FLOOR



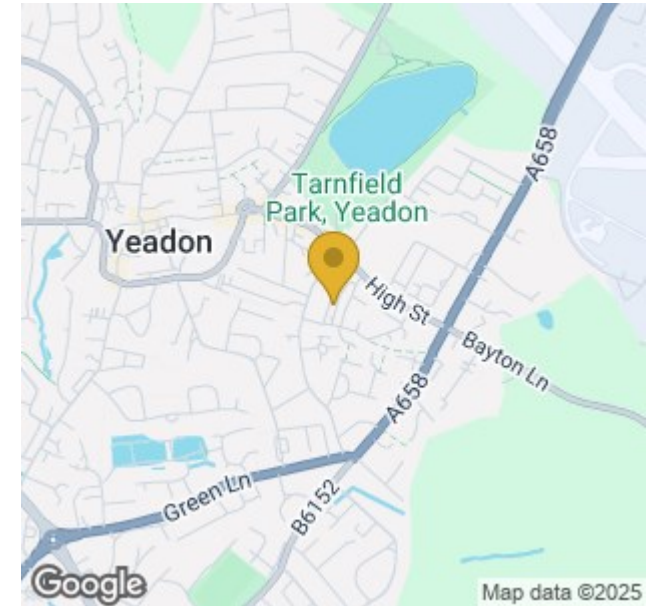
FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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@shanklandbarracloough.co.uk
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