



34 EAST VIEW YEADON LS19 7AD

Asking price £230,000

FEATURES

- Light, Airy And Spacious Through Mid Terrace With The Advantage Of Having No Onward Chain
- Recently Modernised Having Been Re-Decorated And Re-Carpeted Throughout
- Private Driveway Providing Off Road Parking For Two Vehicles
- A Terrific Lawned West Facing Rear Garden With Patio
- Generous Sitting Room & Kitchen
- Two Large Double Bedrooms & A House Bathroom
- Very Useful Store Cellars Providing Excellent Storage
- Freehold / EPC Rating D / Council Tax Band B
- Conveniently Situated Close To The Town Centre & Yeadon Tam
- An Ideal Opportunity For A Variety Of Buyers



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Two Bedroomed Terrace With Parking And West Facing Garden

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 14'7" x 13'0" (4.45m x 3.96m)

A light and airy sitting room having a feature tiled fireplace with wooden surround, radiator, double glazed entrance door and stairs up to the first floor.

Kitchen 15'0" x 6'10" (4.57m x 2.08m)

With a range of fitted base and wall units incorporating cupboards, drawers and coordinating work surfaces having a part tiled splashback. Inset stainless steel sink unit with mixer tap, integrated electric oven with a four ring gas hob having an extractor over. Space for an under counter fridge, plumbing for an automatic washing machine, wall mounted central heating boiler, radiator, door onto East View and solid wood flooring.

Lower Ground Floor

Store Cellar 1 14'8" x 7'1" (4.47m x 2.16m)

A useful space with stone keeping shelves.

Store Cellar 2 14'4" x 12'10" (4.37m x 3.91m)

Another extremely useful space with the potential to be converted into further accommodation subject to the necessary permissions and approvals. Window to the front elevation and radiator.

First Floor

Landing

With stairs up to the second floor.

Bedroom 1. 14'7" x 13'0" (4.45m x 3.96m)

A large double bedroom with radiator and window to the front elevation.

Bathroom

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

Second Floor

Bedroom 2. 13'0" x 12'4" (3.96m x 3.76m)

Another good sized double bedroom benefitting from the dormer window to the front elevation enjoying a terrific view over the garden and valley beyond. Radiator and useful open storage area which could easily be utilised as a study area for those working from home.

Outside

To the front of the property there is a gravelled drive providing off road parking for two vehicles. To the rear of the drive there are some stone steps which give access to the generous predominantly lawned west facing rear garden having flower borders with mature shrubs, trees and garden shed. Situated at the end of the garden is a flagged patio which provides an idea space to enjoy a summers evening.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway Providing Off Road Parking

Situated In Yeadon Conservation Area

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up



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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 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.



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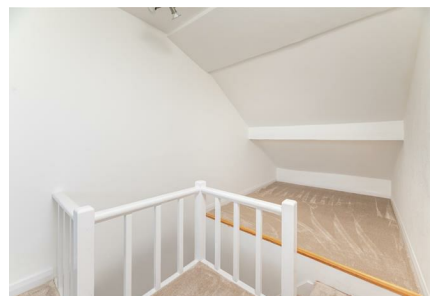
Mortgage Advice

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.

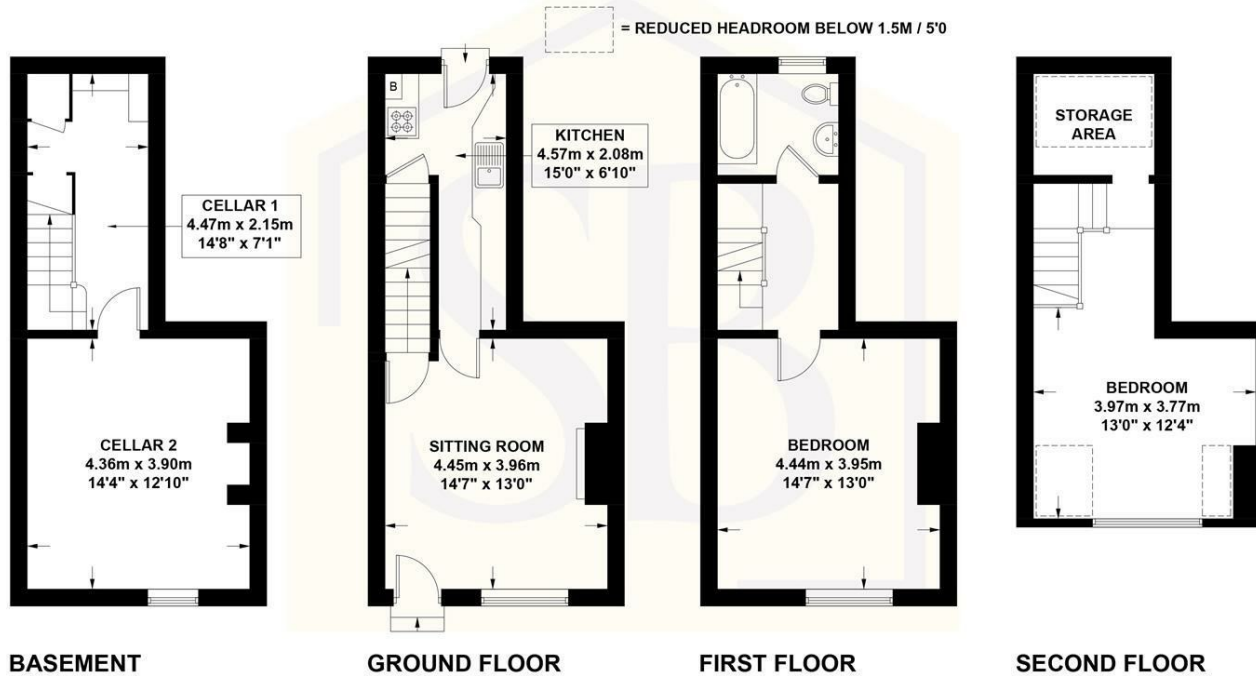
Please Note


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.



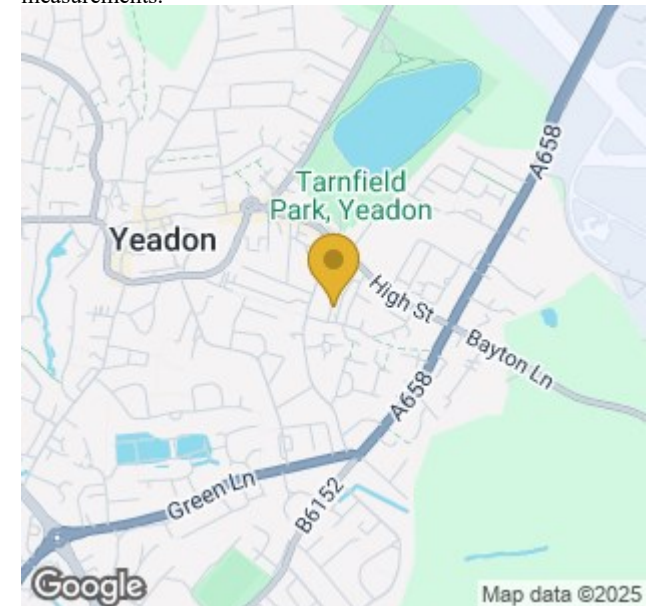
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This plan is for guidance only. It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2025.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(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
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