



39 SPRINGFIELD COURT BANKSFIELD AVENUE YEADON LS19 7XW

Asking price £115,000

FEATURES

- Well-Presented Ground Floor Apartment
- Good Sized Sitting Room With Adjoining Modern Kitchen Having A Breakfast Bar
- Two Double Bedrooms & A House Bathroom
- Within Walking Distance Of Local Amenities & Transport Links
- Entrance Hall With Large Storage Cupboard
- Ideal Opportunity For First Time Buyers, Couples & Those Looking To Downsize
- Private Car Park Providing Off Road Parking
- Leasehold With 89 Years Remaining / EPC Rating E / Council Tax Band B



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Well Presented Two Bedroomed Ground Floor Apartment In Yeadon

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 ELECTRIC CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Ground Floor

Communal Entrance

With stairs to the upper floors.

Private Entrance Hall

A generous entrance hall with a large walk in storage cupboard and airy cupboard housing the hot water cylinder.

Sitting Room 19'3" x 9'6" (5.87m x 2.90m)

A good sized sitting room with a bow window to the rear elevation, radiator and adjoining:

Kitchen 10'0" x 8'4" (3.05m x 2.54m)

A modern kitchen having a range of base and wall units incorporating cupboards, drawers and co-ordinating work surfaces with a tiled splash back. Inset stainless steel sink unit with mixer tap, breakfast bar, integrated electric oven with a four ring ceramic hob having a stainless steel hood over. Plumbing for an automatic washing machine, space for a freestanding fridge/freezer, radiator and window to the rear elevation.

Bedroom 1. 14'4" x 9'6" (4.37m x 2.90m)

A well-proportioned double bedroom having a fitted wardrobe, radiator and two windows to the rear elevation.

Bedroom 2. 10'1" x 6'11" (3.07m x 2.11m)

Another double bedroom with radiator and window to the rear elevation.

Bathroom

With a white three piece suite comprising a panelled bath with shower over, low suite w.c and wash basin with cupboards under. Fully tiled walls, vinyl flooring and radiator.

Outside

Situated at the end of Banksfield Avenue there is a car park providing off road parking to the residents of Springfield Court on a first come first serve basis. Additional visitors parking is also available. The apartment is situated in communal grounds with a number of drying areas for laundry.

Tenure, Services And Parking

TENURE: Leasehold with the remainder of a 125 year lease which commenced on the 1st January 1989, so approximately 89 years remaining.

SERVICE CHARGE: We are informed by our clients that the current Service Charge is £858 per annum with an annual ground rent of £10.

MANAGEMENT COMPANY: Your Housing Group, Previously Headrow Housing SERVICES: Mains water, drainage and electricity are installed. There is no gas to the property.

PARKING: Car Park Available For The Residents Of Springfield Court On A First Come First Serve Basis.

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Superfast Broadband up to 47 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers EE, Vodafone, O2 & Three). For further information please refer to: <https://checker.ofcom.org.uk>



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

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.

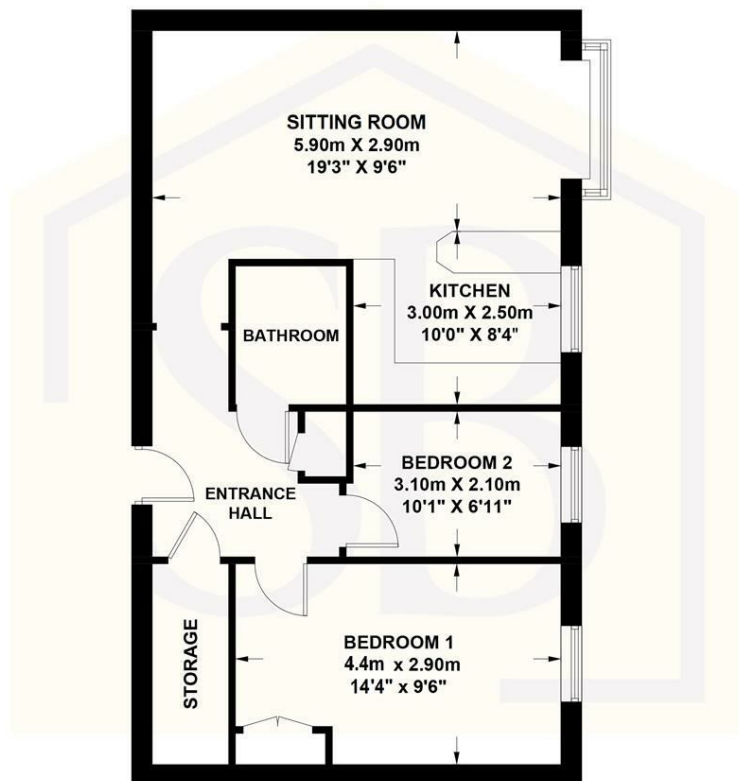
Please Note

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.



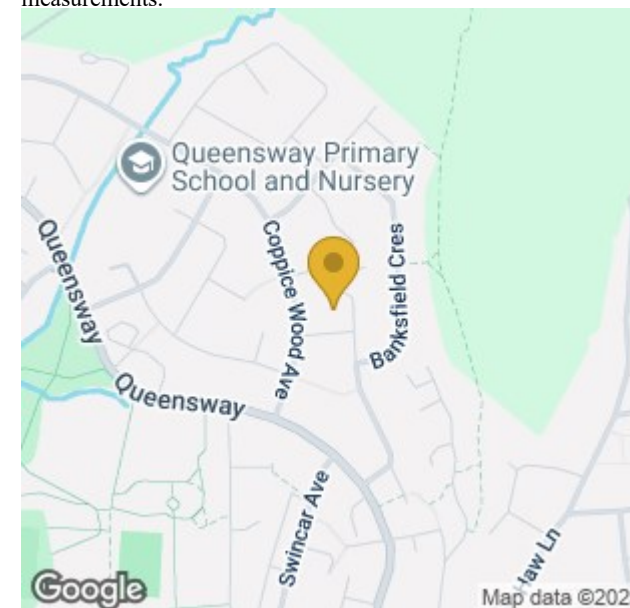
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This plan is for guidance only. It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2025.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	50	
(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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