



16 HAW AVENUE YEADON LS19 7XD

Asking price £220,000

FEATURES

- Light Airy Mid Terraced Property
- Sitting Room With Window To The Front
- Two Generous Double Bedrooms
- South Facing Rear Garden To The Rear
- Ideal Opportunity For A Variety Of Buyers
- Advantage Of No Onward Chain
- Dining Kitchen With Access To The Rear Garden
- Shower Room With Three Piece Suite
- Freehold / EPC Rating C / Council Tax Band B
- Walking Distance Of Local Amenities



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Two Bedroomed Mid Terraced House With South Facing Garden

A well-presented two bedroomed mid terraced property offering light and airy accommodation conveniently situated within walking distance of local amenities and transport links on Yeadon High Street. The property provides an ideal opportunity for a variety of buyers and is offered with the advantage of having NO ONWARD CHAIN. On entering the property via an entrance area there is a useful space for coats and as a result means you are not walking straight into the living accommodation. The sitting room has a window to the front whilst completing the ground floor is a dining kitchen with room for a dining table enjoying access out to the rear garden via a newly installed stable door. To the first floor there are two double bedrooms a shower room with a three piece suite. Outside there is a lawned garden to the front with further south facing enclosed lawned garden to the rear with flagged patio ideal for outdoor entertaining. To arrange a viewing of this property, please 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, NEWLY INSTALLED SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Ground Floor

Entrance Area

With new composite door, fitted cloaks rail and stairs up to the first floor.

Sitting Room 11'10" x 10'11 (3.61m x 3.33m)

A light and airy room having a radiator and window to the front elevation.

Dining Kitchen 15'1" x 9'6" (4.60m x 2.90m)

With 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, plumbing for an automatic washing machine, integrated fridge and electric oven with a four ring gas hob and extractor over. Laminate flooring, alcove cupboard and useful understairs storage, radiator, wall mounted boiler, window to the rear elevation and newly installed stable door out to the rear garden.

First Floor

Landing

Bedroom 1. 11'10" x 10'11" (3.61m x 3.33m)

A generous bedroom having a fitted wardrobe, radiator and window to the front elevation.

Bedroom 2. 9'6" x 8'10" (2.90m x 2.69m)

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

Shower Room

With a white three piece suite comprising a low suite w.c, pedestal wash hand basin and tiled shower stall. Heated towel rail, fully tiled walls, vinyl flooring and window to the rear elevation.

Outside

To the front of the property there is an enclosed lawned garden with flagged patio, whilst to the rear there is a further enclosed south facing lawned garden with patio area.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street Parking



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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. 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



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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.

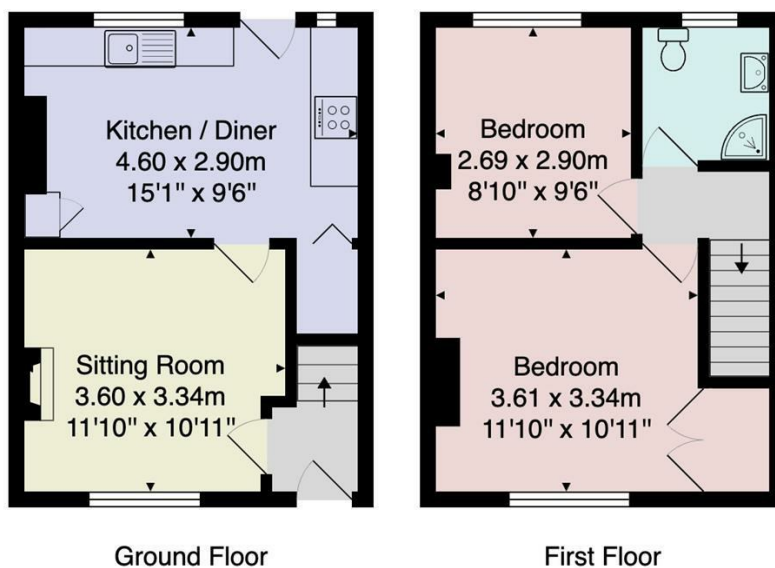
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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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Total Area: 58.9 m² ... 634 ft²

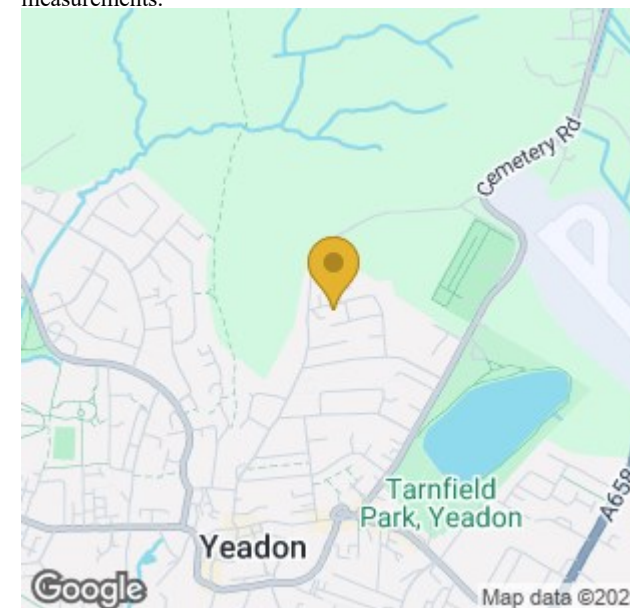
All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(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
info@shanklandbarracrough.co.uk
www.shanklandbarracrough.co.uk

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