



8 WEST LEA GROVE YEADON LS19 7EF

Asking price £325,000

FEATURES

- Extended Semi-Detached Family Home
- Breakfast Kitchen With A Range Of Integrated Appliances
- Five Bedrooms & A Shower Room With White Suite
- Enclosed Rear Garden With Integral Garage & Driveway
- Situated In A Cul-De-Sac In A Popular Residential Area
- Entrance Porch, Cloakroom & Large Sitting Room
- Dining Room & Conservatory With Access To The Rear Garden
- Would Now Benefit From Some Modernisation
- Freehold / EPC Rating D / Council Tax Band C
- Close To Local Schools, Amenities & Transport Links



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ESTATE AGENTS

Extended 5 Bedroom Semi-Detached Family Home In Yeadon

Situated on a Cul-de-Sac in a popular residential area, this extended semi-detached family home house presents an excellent opportunity for those seeking a spacious residence with great potential. Boasting five well-proportioned bedrooms, this property is ideal for families or those looking for extra space.

The house features two inviting reception rooms, as well as a conservatory that offer versatility for both relaxation and entertaining. The layout provides a warm and welcoming atmosphere, perfect for family gatherings or quiet evenings at home. The property also features a shower room and downstairs cloakroom, catering to the needs of a busy household.

The property enjoys a well equipped breakfast kitchen and an enclosed rear garden, providing a private outdoor space for children to play or for hosting summer barbecues. Additionally, the integral garage and driveway offers convenient parking for one vehicle, ensuring ease of access and security.

While the property has been extended to enhance its living space, it would now benefit from some modernisation, allowing you to put your personal touch on the home and create a space that truly reflects your style.

Located in a desirable neighbourhood, this semi-detached house is close to local amenities, schools, and parks, making it an ideal choice for families. With its generous living space and potential for improvement, this property is a fantastic opportunity for those looking to invest in a family home in Yeadon. Don't miss the chance to make this house your own.

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 Porch

A useful space for coats and shoes having a double glazed entrance door with side screen.

Sitting Room 15'3" x 14'4" (4.65m x 4.37m)

A large reception room having a feature fire place housing a fitted gas fire. Ceiling cornice, two radiator, stairs up to the first floor and window to the front elevation.

Kitchen 15'3" x 9'11" (4.65m x 3.02m)

With a range of base and wall units incorporating cupboards, drawers, under unit lighting and co-ordinating work surfaces having a tiled splash back. Inset one and a half bowl stainless steel sink unit, integrated appliances including a fridge, freezer, dishwasher and washing machine. Feature multi-fuel range oven with stainless steel hood over, recessed spotlights, window into the conservatory, breakfast bar, radiator and deep under stairs storage cupboard.

Cloakroom

With a low suite w.c, wash basin, radiator and window to the side elevation.

Dining Room 11'10" x 8'2" (3.61m x 2.49m)

A useful second reception room having ceiling cornice, radiator and sliding doors into:

Conservatory 11'8" x 9'4" (3.56m x 2.84m)

A light and airy room with an attractive outlook and access out to the rear garden.

First Floor

Landing

With ceiling cornice and access to the roof void.

Bedroom 1. 15'1" x 8'5" (4.60m x 2.57m)

A good sized double bedroom having fitted wardrobes, overhead cupboards and cupboard housing the hot water cylinder. Radiator and window to the front elevation.

Bedroom 2. 14'8" x 8'6" (4.47m x 2.59m)

Another generous double bedroom with radiator access to the roof void of the extension and window to the front elevation.

Bedroom 3. 9'7" x 8'6" (2.92m x 2.59m)

With a range of fitted furniture including wardrobes and overhead cupboards. Radiator, ceiling cornice and window to the rear elevation.

Bedroom 4 9'2" x 8'5" (2.79m x 2.57m)

Further bedroom again with fitted wardrobes, ceiling cornice, radiator and window to the rear elevation.

Bedroom 5. 9'5" x 6'0" (2.87m x 1.83m)

Single bedroom which could also be utilised as an office with radiator, ceiling cornice and window to the front elevation.

Bathroom

With a white three piece suite comprising a tiled shower stall, wash basin with cupboards under and low suite w.c. Fully tiled walls, heated towel rail and window to the rear elevation.



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Garage 19'0" x 8'2" (5.79m x 2.49m)

With an up and over door, light, power and integral access into the kitchen.

Outside

An attractive enclosed rear garden with a lawned area having flower borders housing mature shrubs and plant and two seating areas with green house. To the front there is a further lawned area with flower borders and a driveway providing off road parking.

Tenure, Services And Parking

Tenure: Freehold/Leasehold

All Mains Services Connected

Parking: Driveway Providing Off Road Parking

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 10000 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>

Flood Risk Summary

Surface Water - Very Low

Rivers & Sea - Very Low

For up to date flood risk summaries on this or any property, please visit the governments website <https://www.gov.uk/check-long-term-flood-risk>

Council Tax Leeds

Leeds City Council Tax Band C. 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.

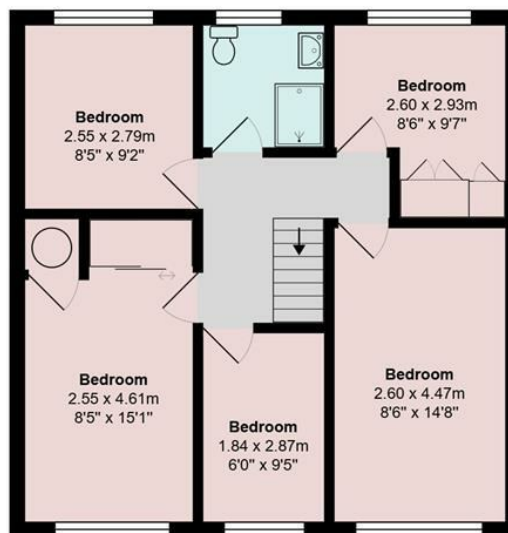
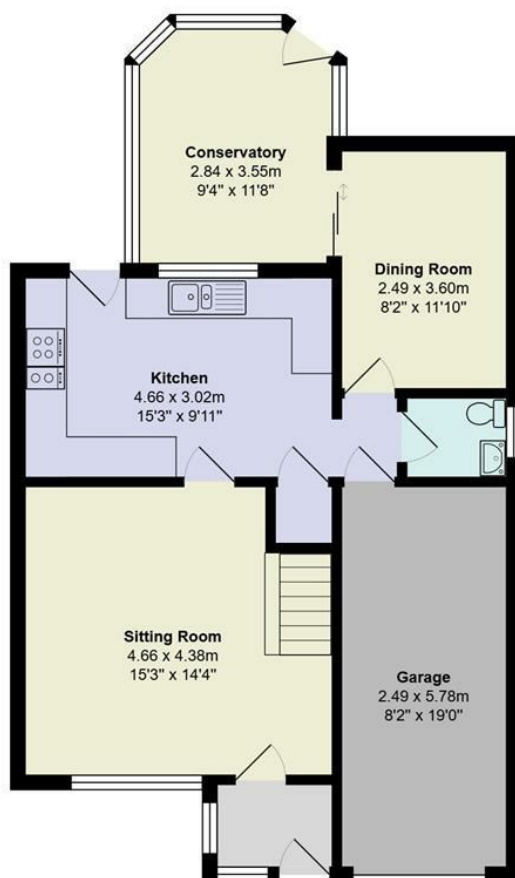
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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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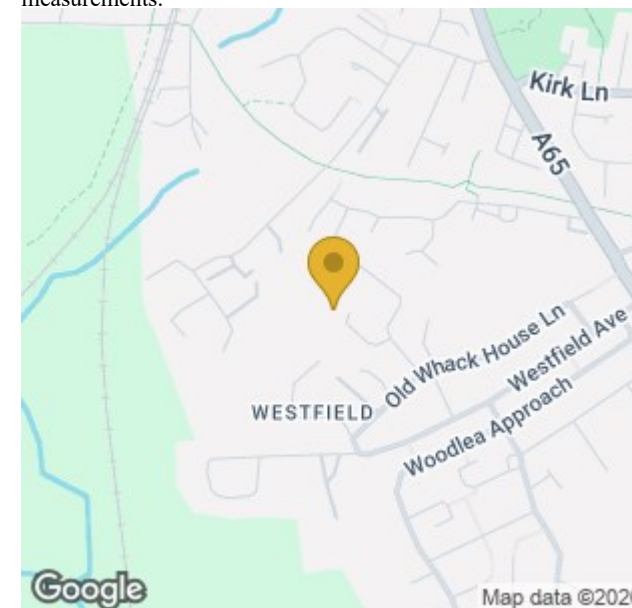
First Floor

Total Area: 132.6 m² ... 1427 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		
(69-80) C		78
(55-68) D	60	
(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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