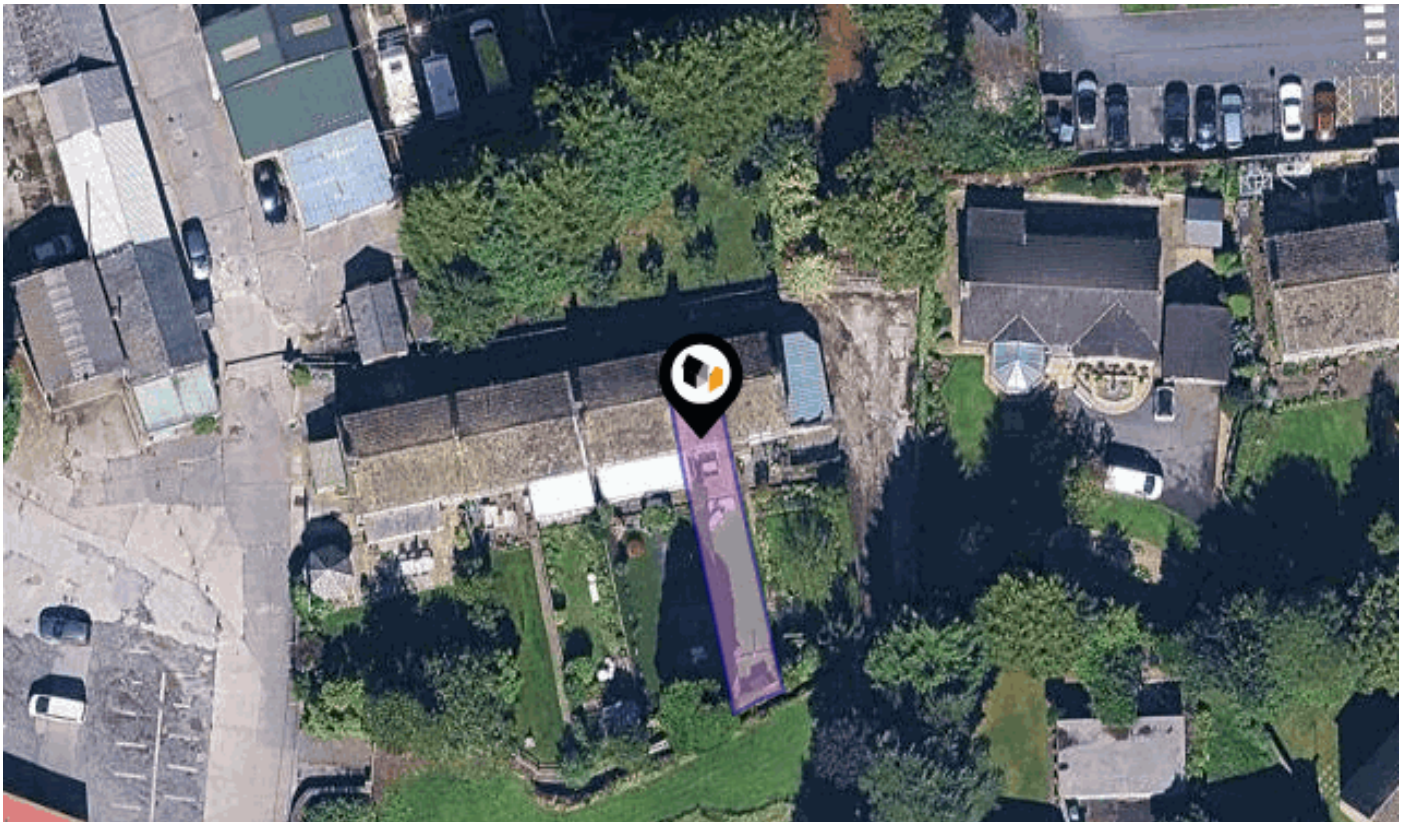


[See More Online](#)

KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Monday 07th April 2025



2, GREENSIDE, YEADON, LEEDS, LS19 7DW

Martin & Co Horsforth

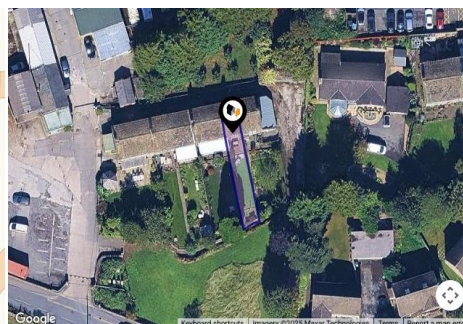
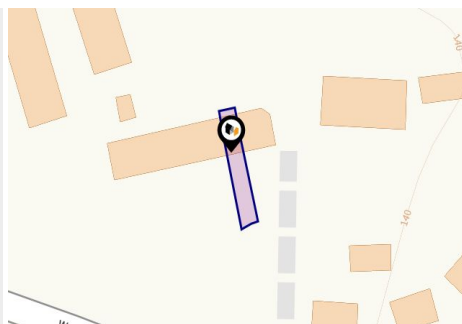
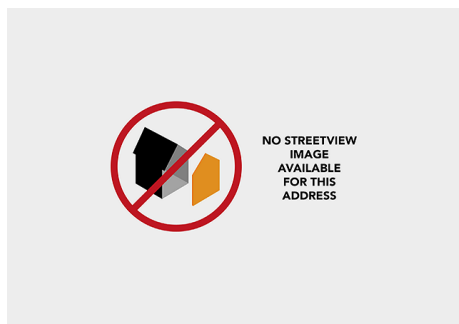
93 New Road Side Horsforth Leeds LS18 4QD

01132588664

dan.shepherd@martinco.com

martinco.com





Property

Type:	Terraced
Bedrooms:	2
Floor Area:	538 ft ² / 50 m ²
Plot Area:	0.03 acres
Year Built :	Before 1900
Council Tax :	Band C
Annual Estimate:	£1,931
Title Number:	WYK926453
UPRN:	72301852

Last Sold £/ft ² :	£332
Tenure:	Freehold

Local Area

Local Authority:	Leeds
Conservation Area:	NETHER YEADON
Flood Risk:	
• Rivers & Seas	Low
• Surface Water	Very low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

10 mb/s	80 mb/s	1800 mb/s

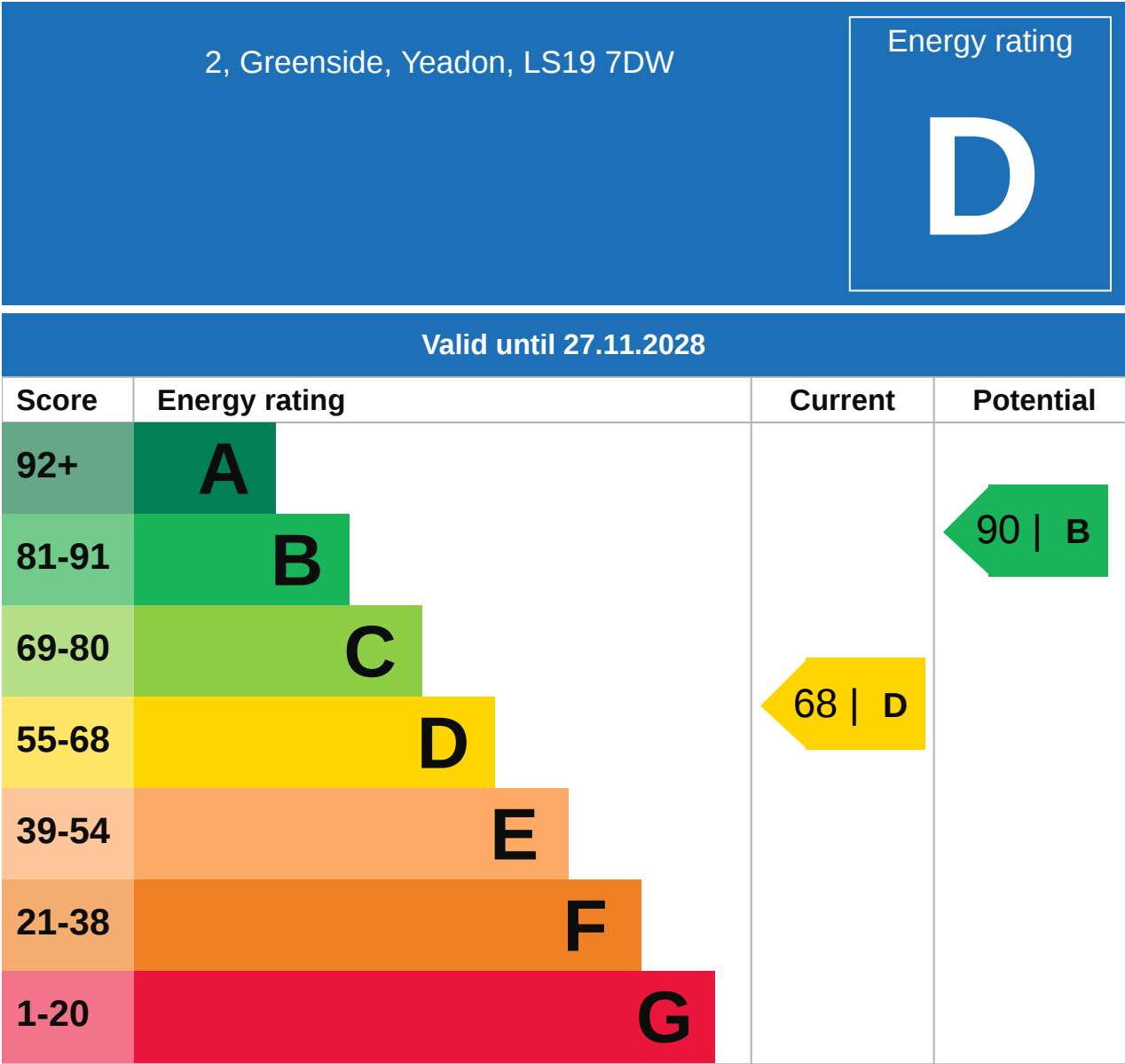
Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:

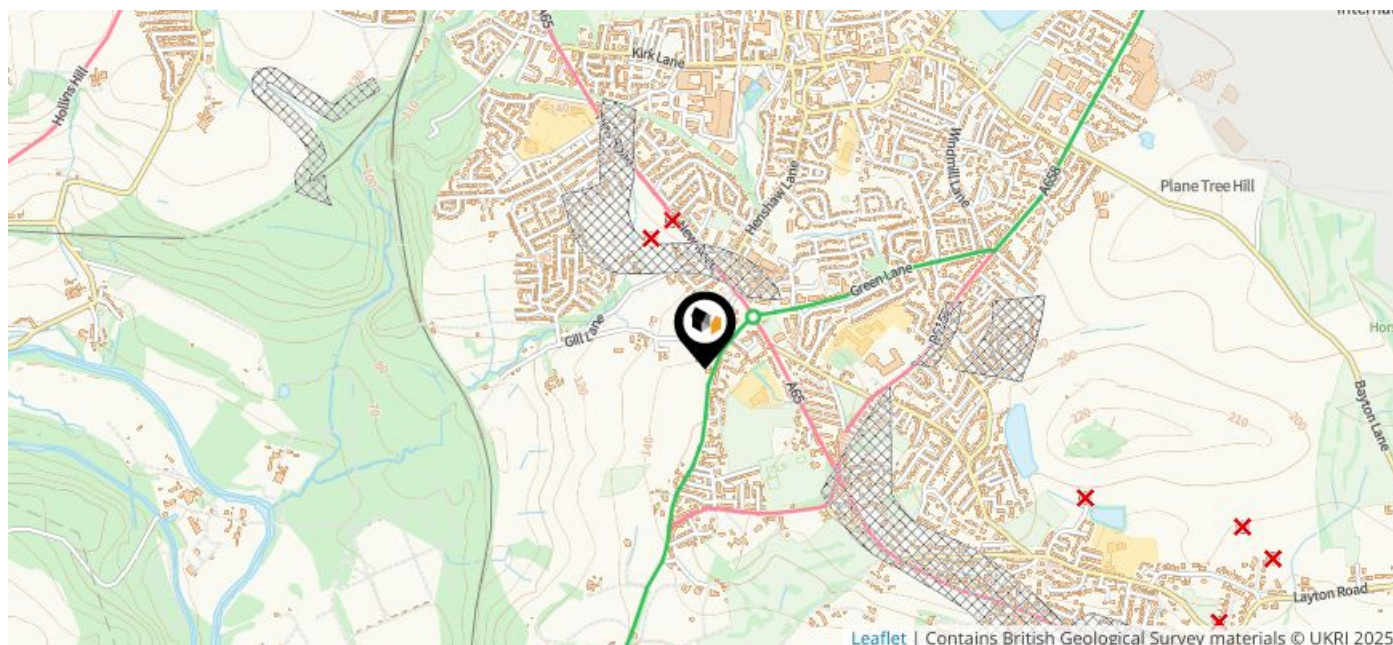




Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 43% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	50 m ²

This map displays nearby coal mine entrances and their classifications.



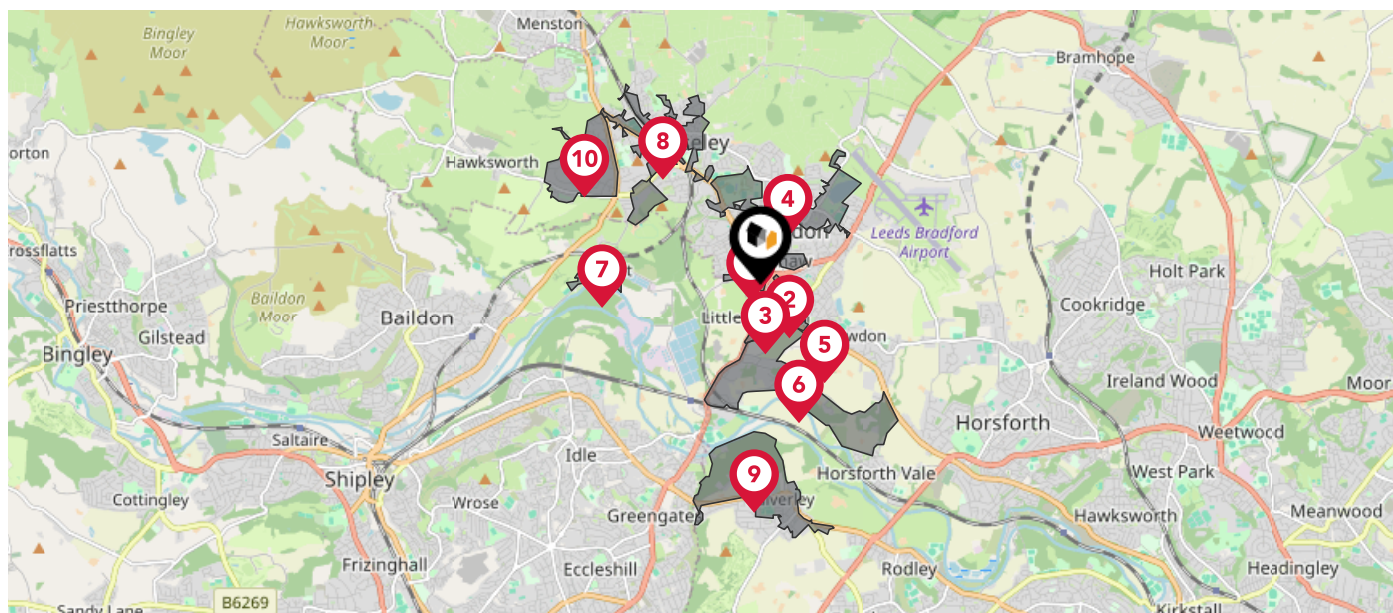
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas



NETHER YEADON



Rawdon - LITTLEMOOR



Rawdon - LITTLE LONDON



YEADON



Rawdon - LOW GREEN



Rawdon - CRAGG WOOD



Esholt



GUISELEY

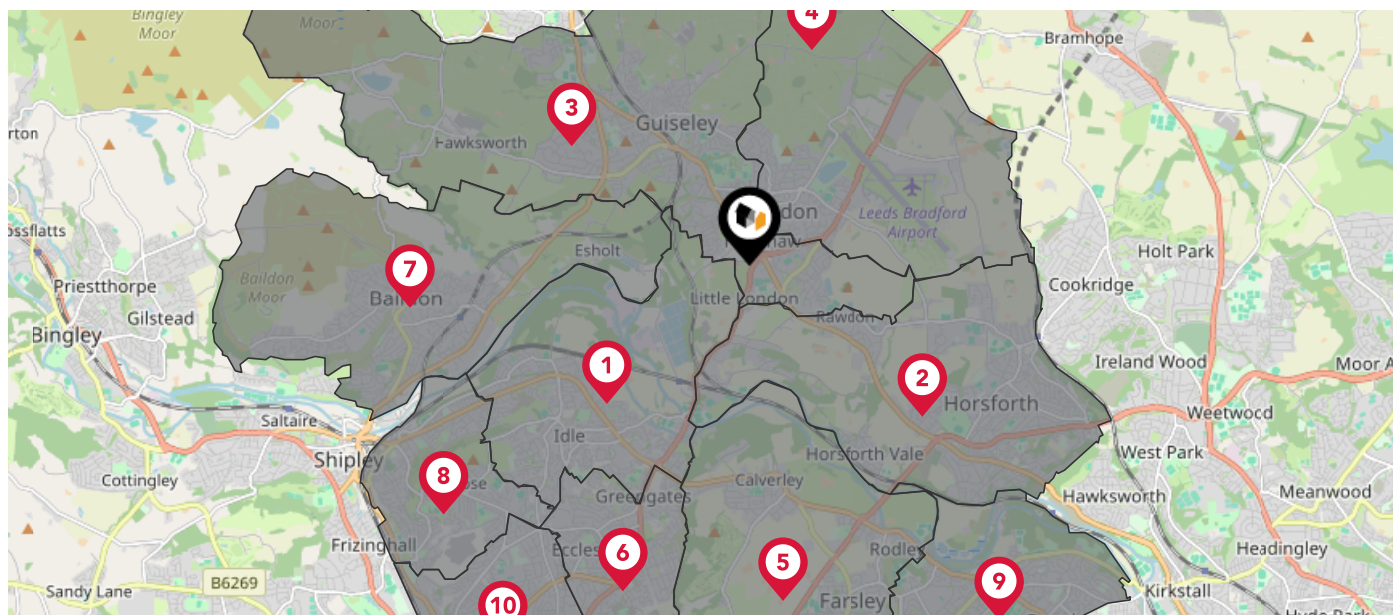


CALVERLEY



TRANMERE PARK

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

1

Idle and Thackley Ward

2

Horsforth Ward

3

Guiseley & Rawdon Ward

4

Otley & Yeadon Ward

5

Calverley & Farsley Ward

6

Eccleshill Ward

7

Baildon Ward

8

Windhill and Wrose Ward

9

Bramley & Stanningley Ward

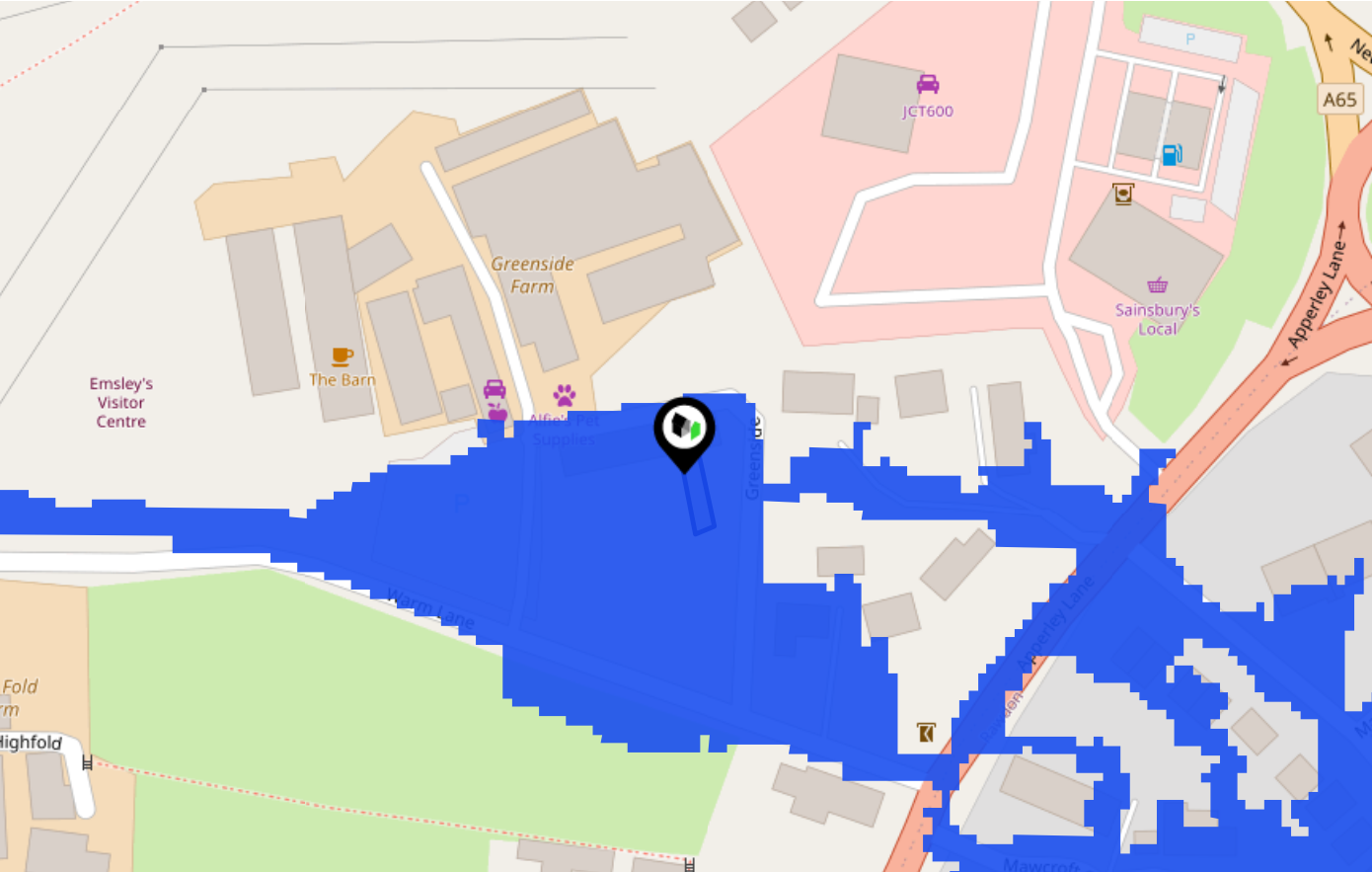
10

Bolton and Undercliffe Ward

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

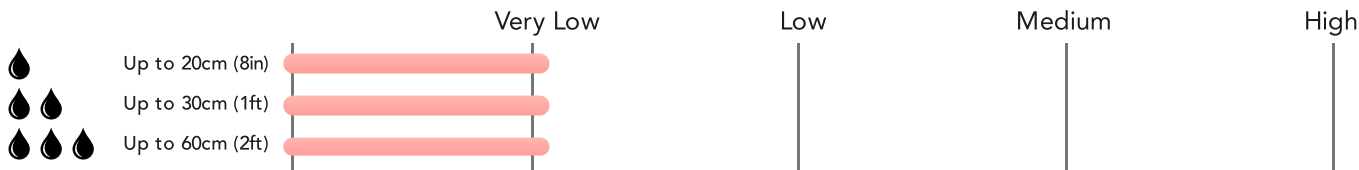


Risk Rating: Low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

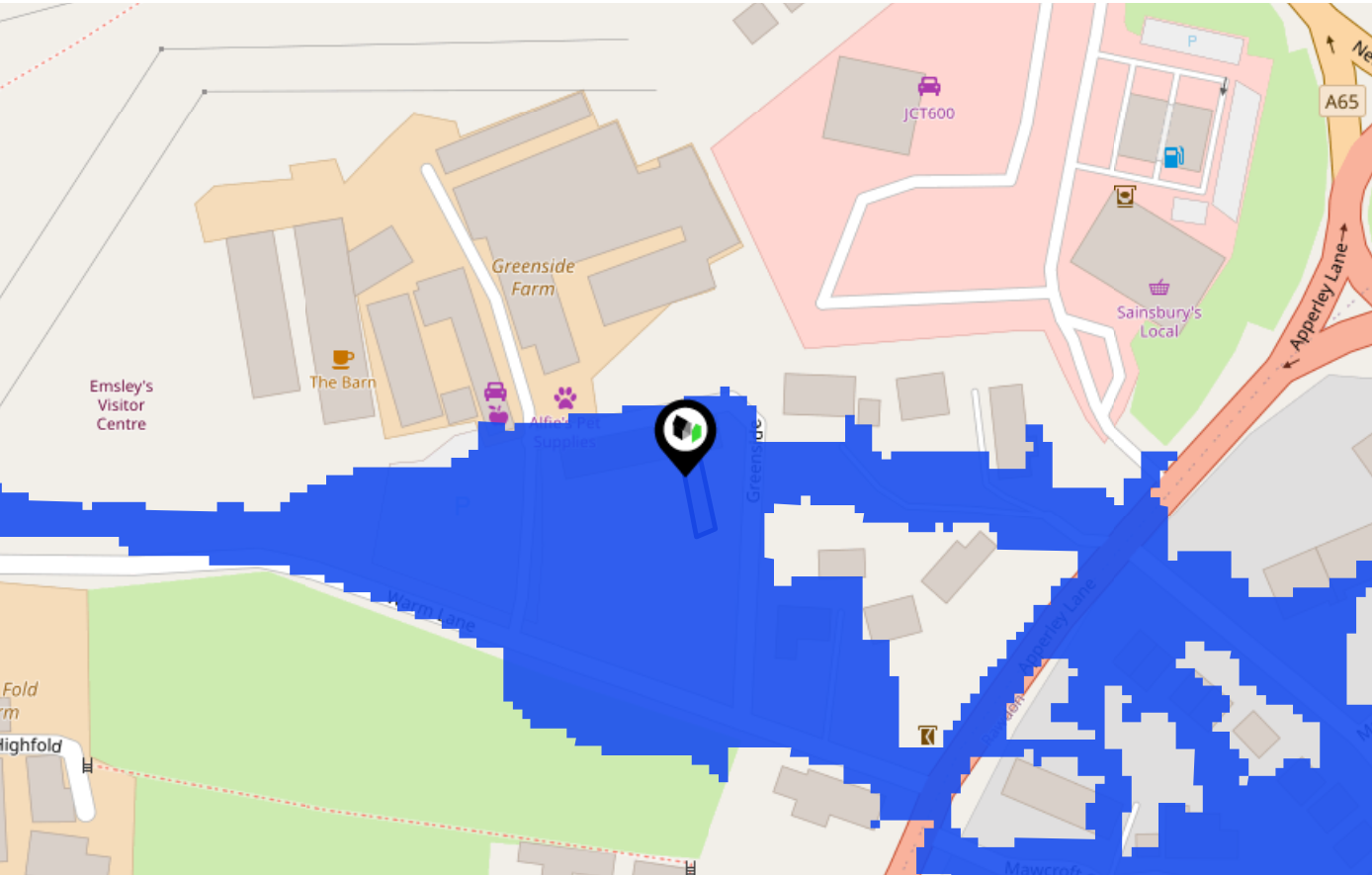
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

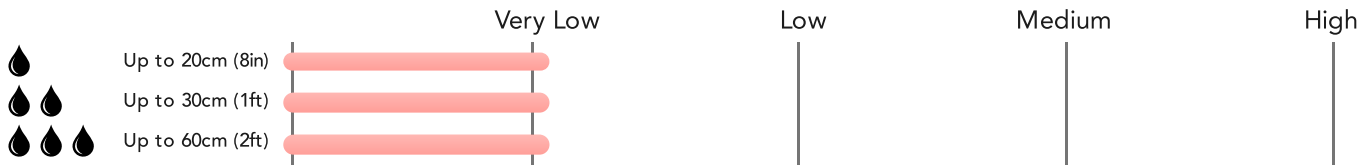


Risk Rating: Low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

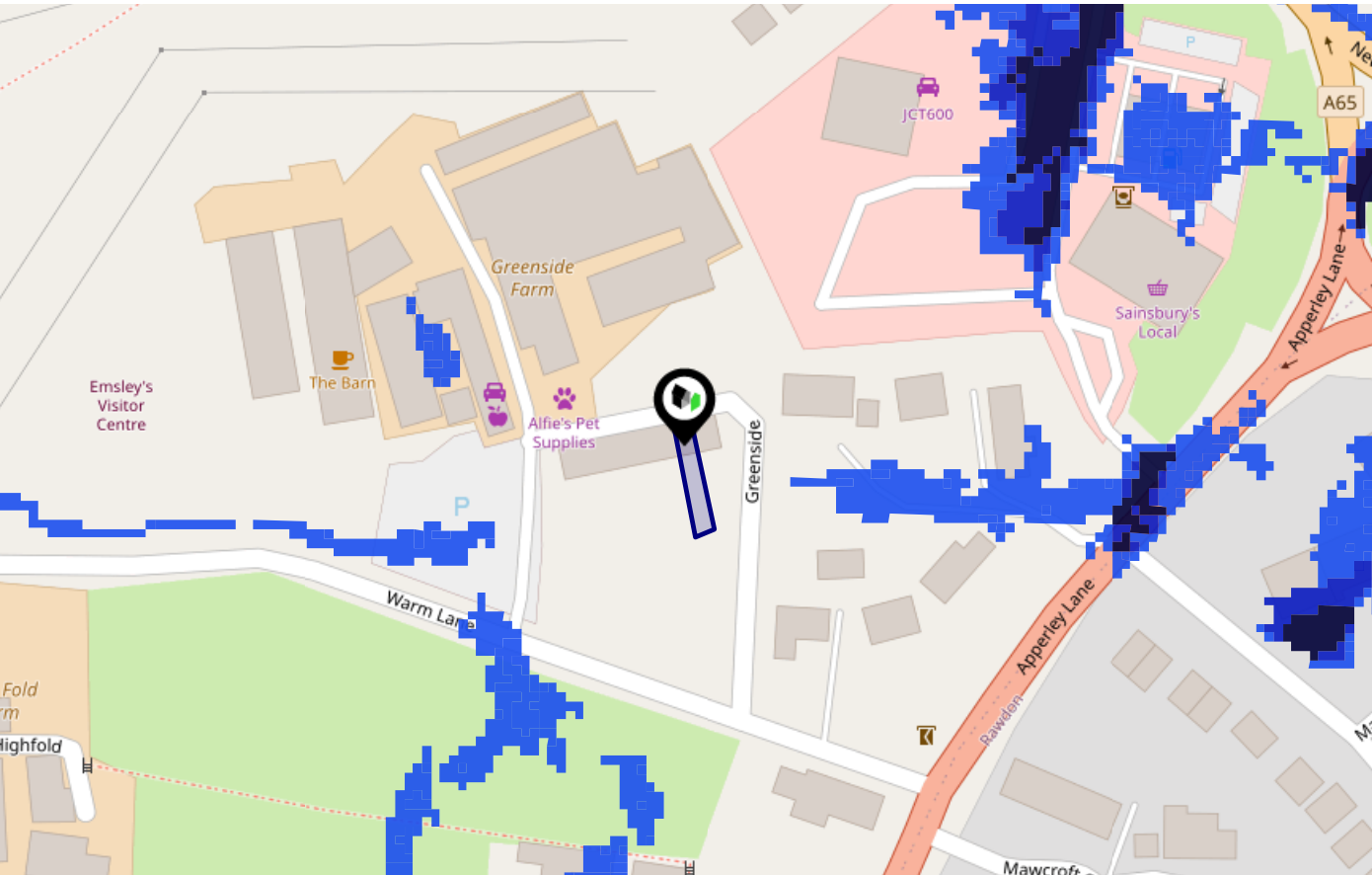
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: Very low

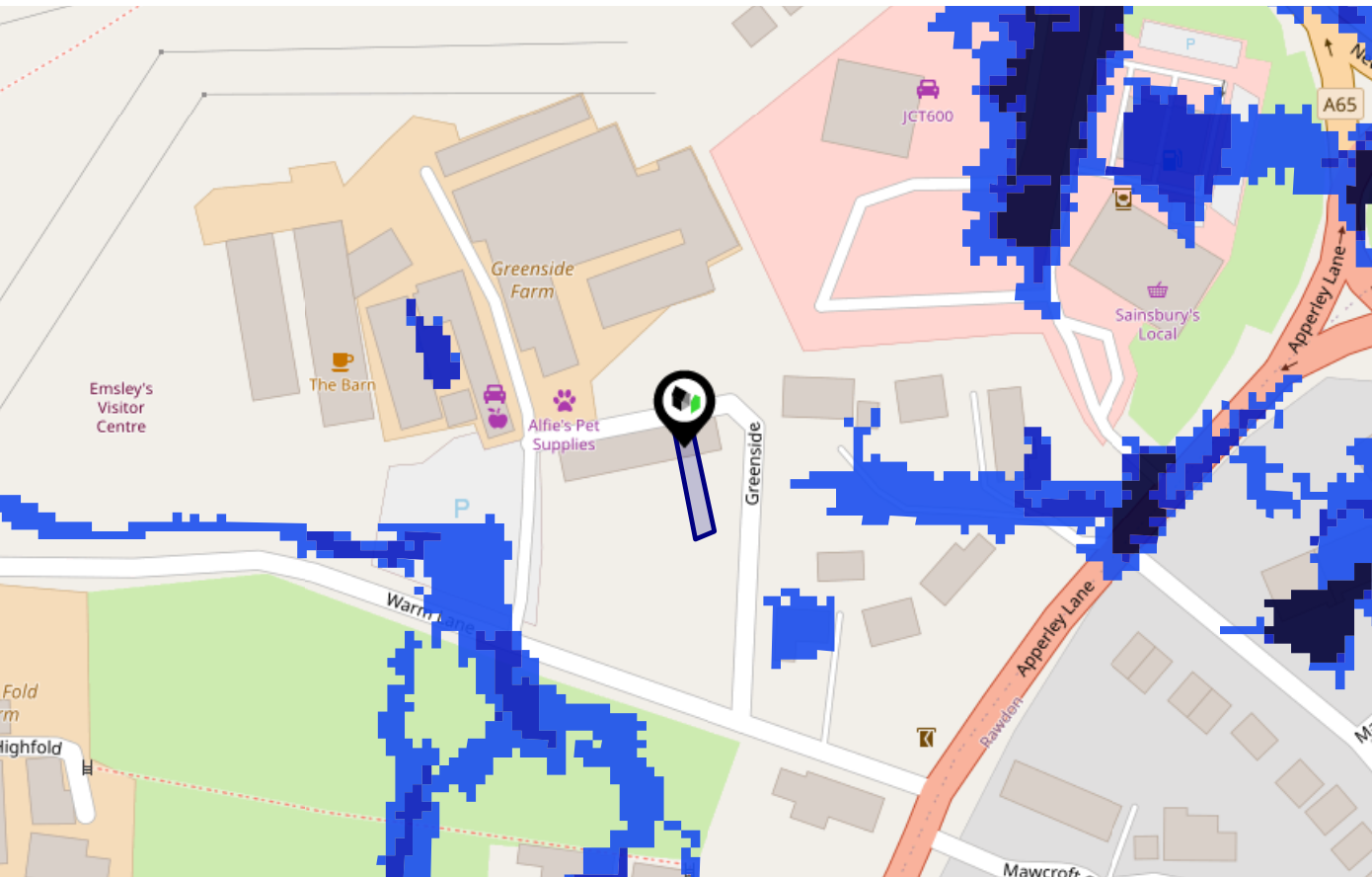
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

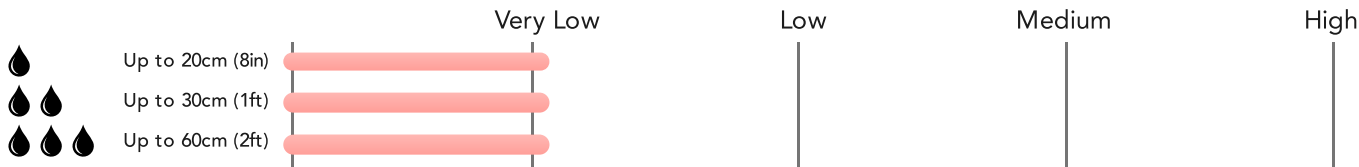


Risk Rating: **Very low**

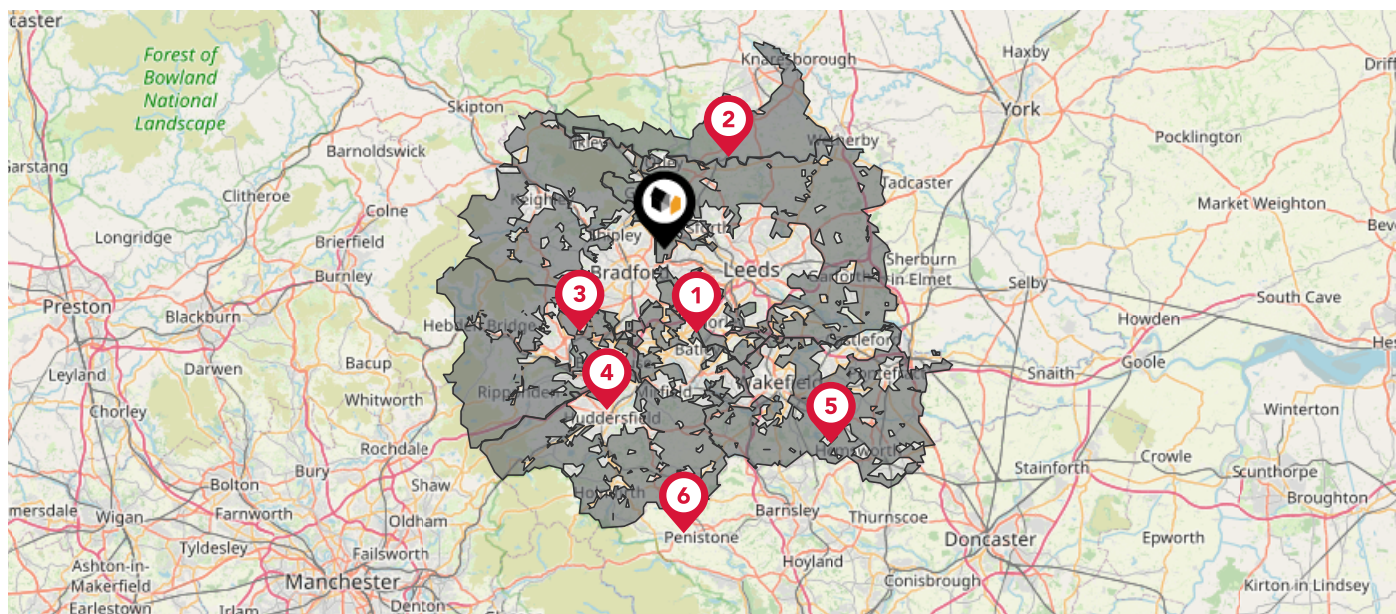
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land



South and West Yorkshire Green Belt - Leeds



South and West Yorkshire Green Belt - Harrogate



South and West Yorkshire Green Belt - Bradford



South and West Yorkshire Green Belt - Calderdale

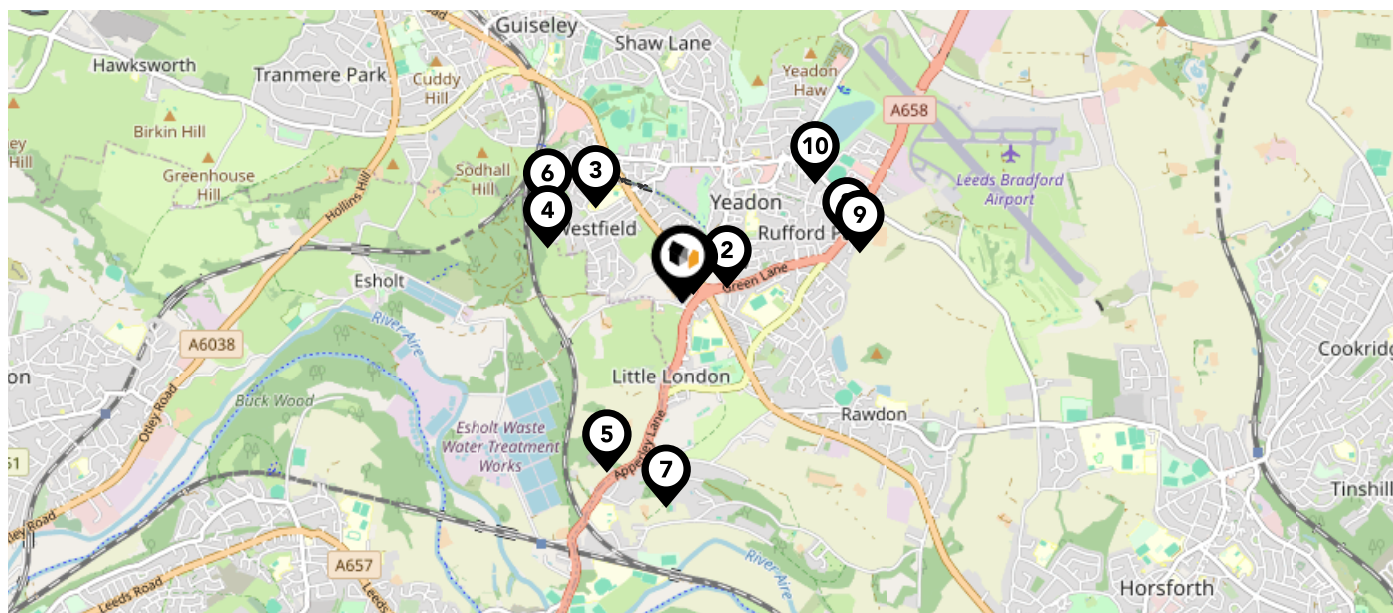


South and West Yorkshire Green Belt - Wakefield



South and West Yorkshire Green Belt - Kirklees

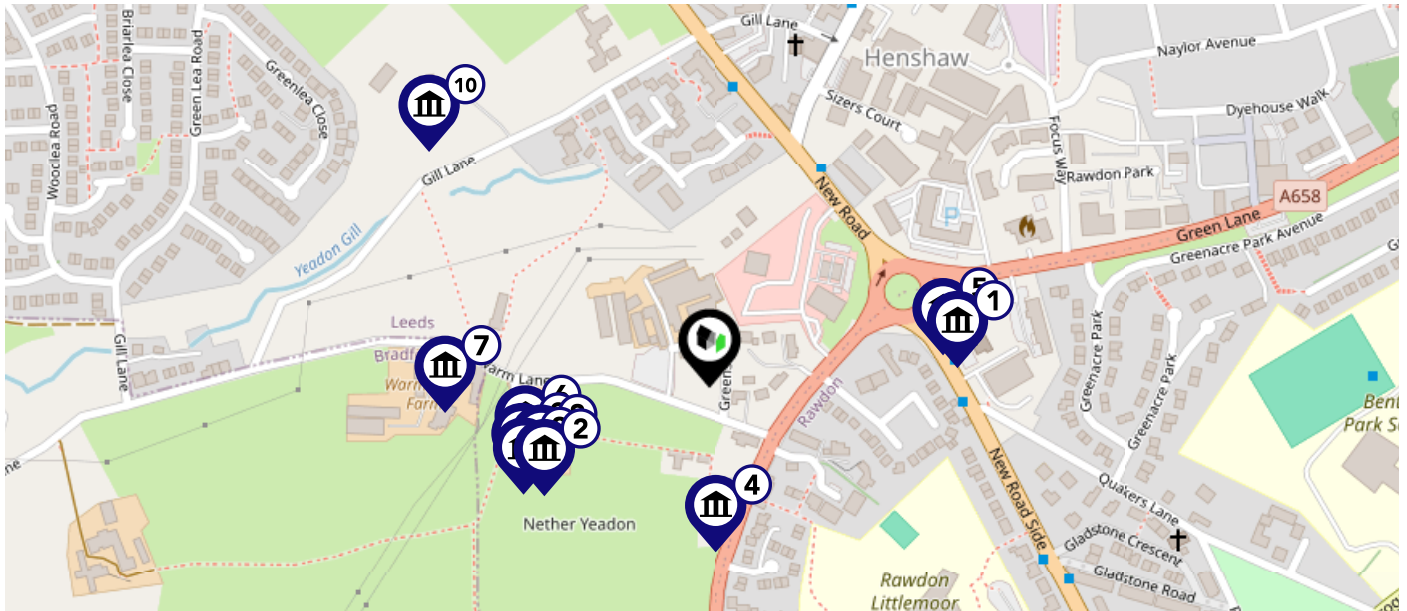
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



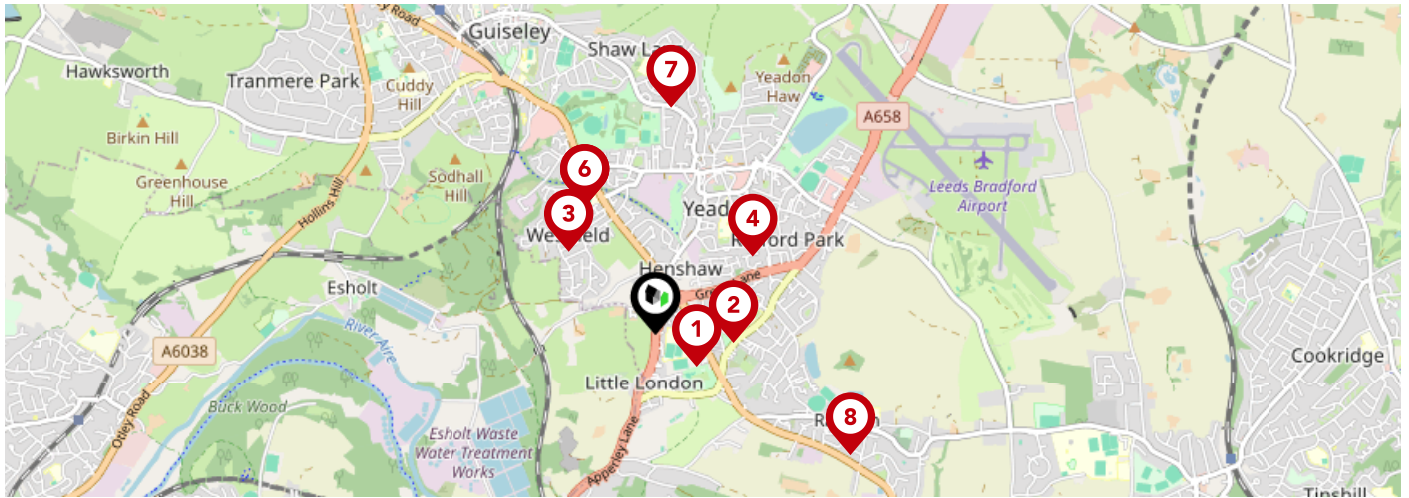
Nearby Landfill Sites

1	1 Gill Lane-Yeadon	Historic Landfill	
2	Naylor Jennings-Green Lane, Yeadon	Historic Landfill	
3	Milners Road-Yeadon	Historic Landfill	
4	Old Clay Pit-Milners Road, New Scarborough, Yeadon	Historic Landfill	
5	Apperley Lane Quarry-Crow Trees Farm, Apperley Lane	Historic Landfill	
6	Milners Road-New Scarborough, Yeadon, West Yorkshire	Historic Landfill	
7	Spite and Malice-Cragg Wood Drive, Rawdon	Historic Landfill	
8	Old Quarry, Grange Avenue-Grange Avenue, Yeadon	Historic Landfill	
9	Old Reservoir, Moorfield Croft-Off Harrogate Road, Yeadon	Historic Landfill	
10	High Street-Cemetery Road, Yeadon	Historic Landfill	

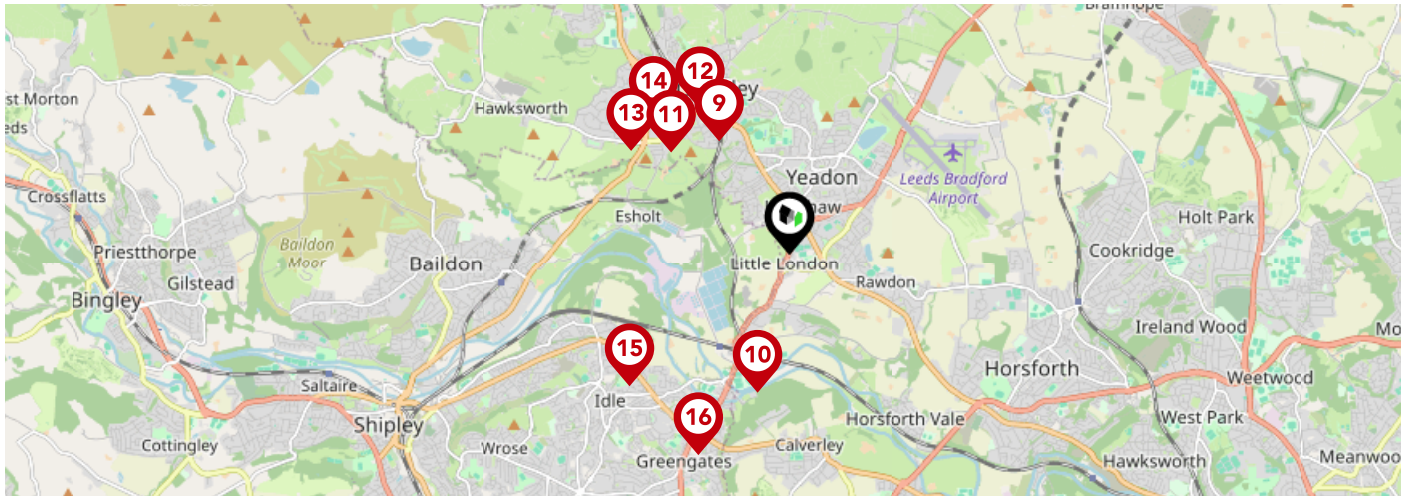
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1313193 - Trinity Church	Grade II	0.1 miles
	1204364 - 6 And 7 High Fold	Grade II	0.1 miles
	1135596 - Barn Attached At South End Of Number 3 High Fold	Grade II	0.1 miles
	1135626 - The Old Rawdon Manse	Grade II	0.1 miles
	1135588 - Trinity Church Sunday School	Grade II	0.1 miles
	1135594 - 1 High Fold	Grade II	0.1 miles
	1133618 - 1, 2 And 3, Warm Lane	Grade II	0.1 miles
	1204358 - 4 And 5 High Fold	Grade II	0.1 miles
	1135595 - 2 And 3 High Fold	Grade II	0.1 miles
	1135627 - Low Hall	Grade II	0.2 miles



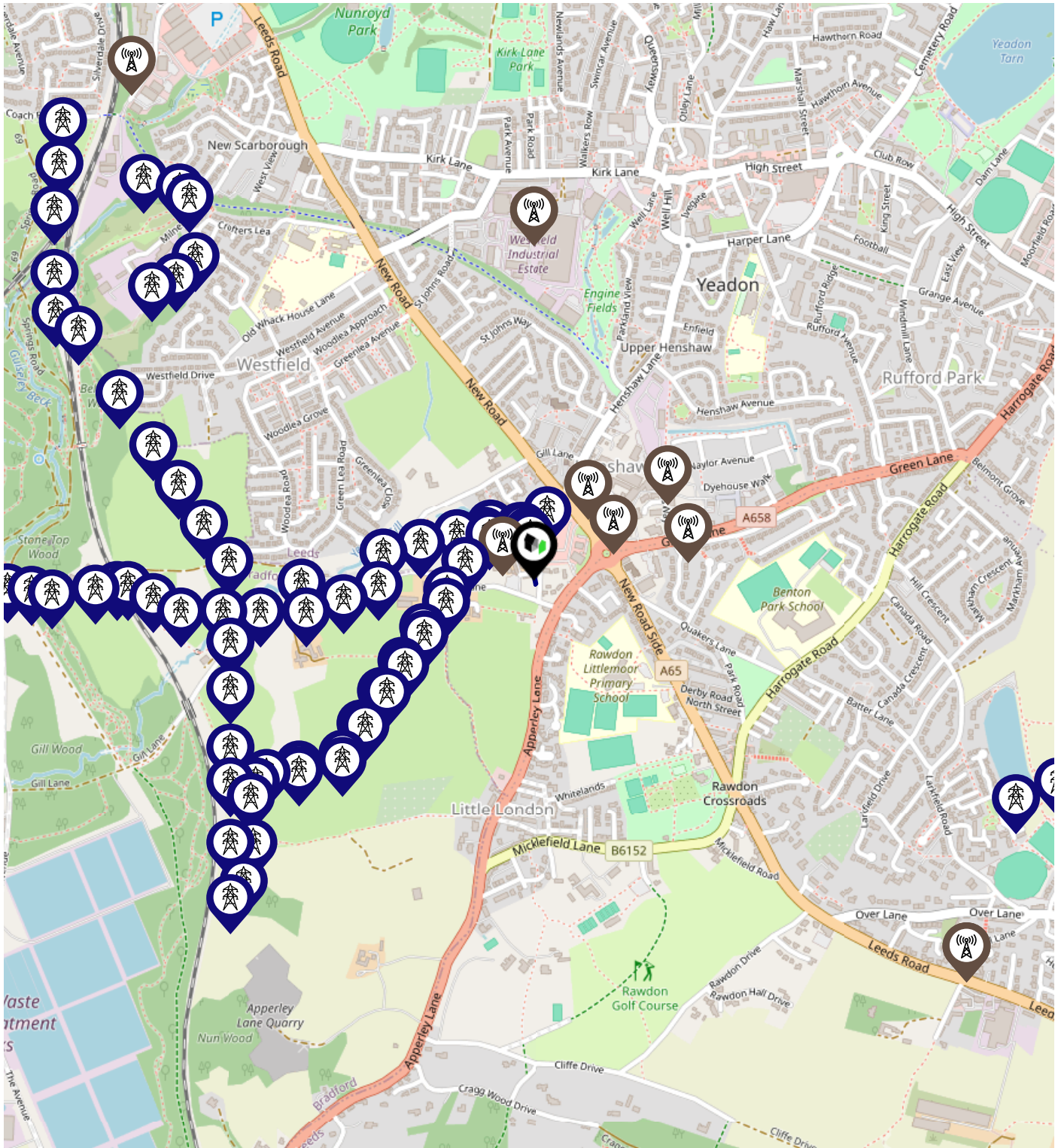
		Nursery	Primary	Secondary	College	Private
1	Rawdon Littlemoor Primary School Ofsted Rating: Good Pupils: 313 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Benton Park School Ofsted Rating: Requires improvement Pupils: 1519 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Yeadon Westfield Infant School Ofsted Rating: Good Pupils: 154 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Rufford Park Primary School Ofsted Rating: Good Pupils: 318 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Yeadon Westfield Junior School Ofsted Rating: Good Pupils: 202 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ss. Peter and Paul Catholic Primary School, a Voluntary Academy Ofsted Rating: Outstanding Pupils: 209 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Queensway Primary School Ofsted Rating: Serious Weaknesses Pupils: 97 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Rawdon St Peter's Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 315 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	St. Oswald's CofE Primary School Ofsted Rating: Good Pupils: 420 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Woodhouse Grove School Ofsted Rating: Not Rated Pupils: 1073 Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Guisseley School Ofsted Rating: Good Pupils: 1417 Distance:1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Guisseley Primary School Ofsted Rating: Good Pupils: 423 Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tranmere Park Primary School Ofsted Rating: Good Pupils: 317 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Green Meadows Academy Ofsted Rating: Good Pupils: 218 Distance:1.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Immanuel College Ofsted Rating: Good Pupils: 1702 Distance:1.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Greengates Primary Academy Ofsted Rating: Good Pupils: 211 Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

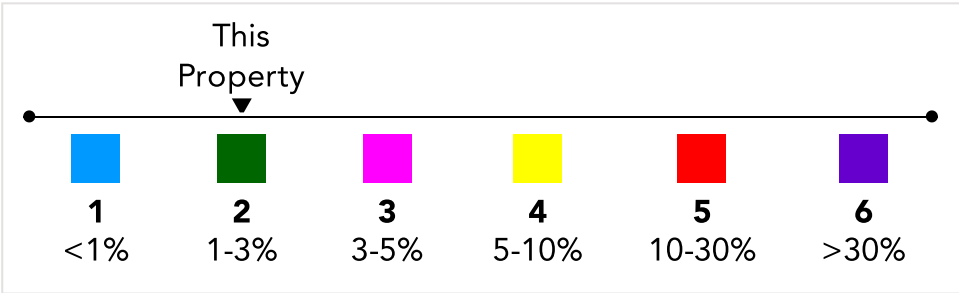
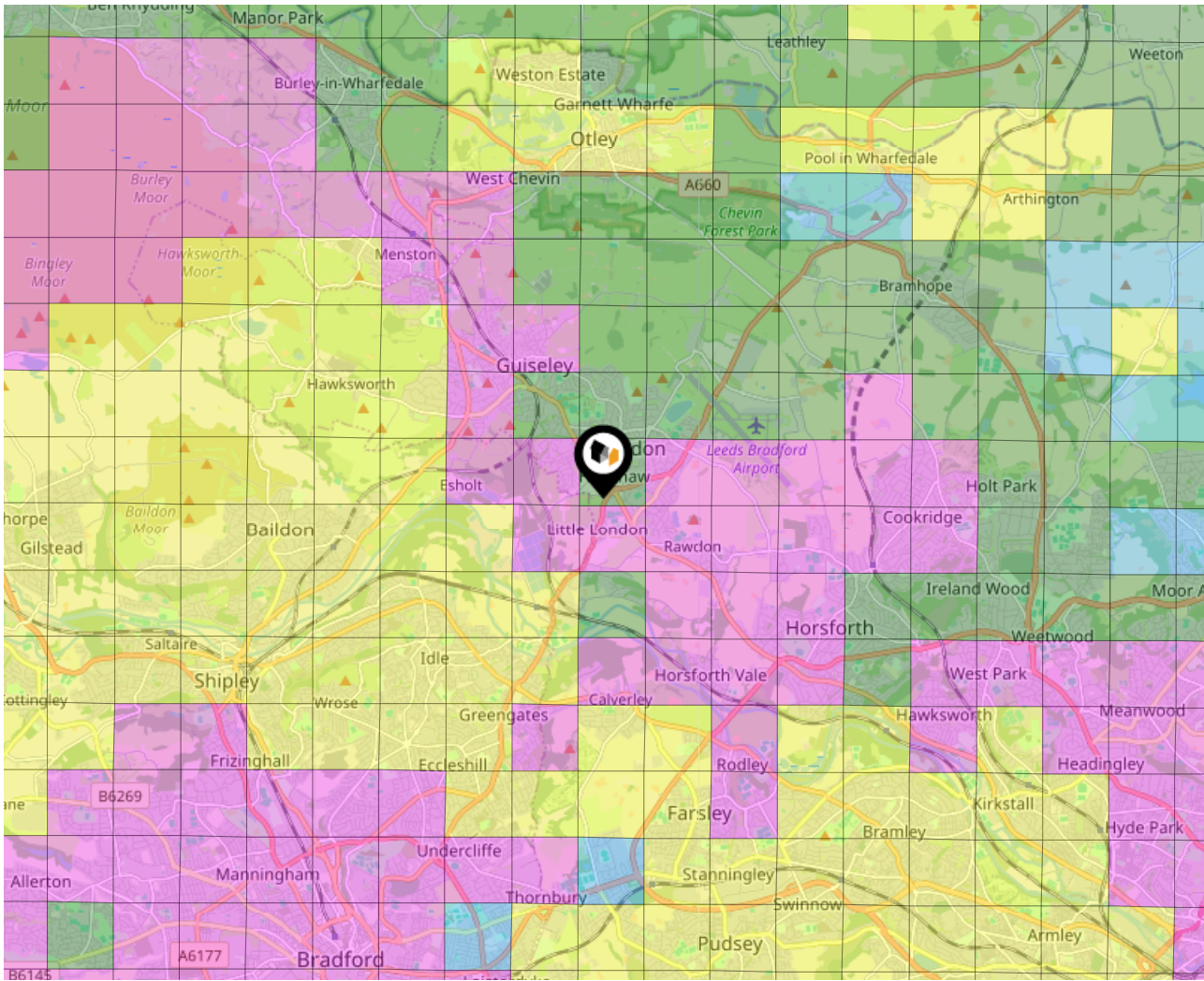


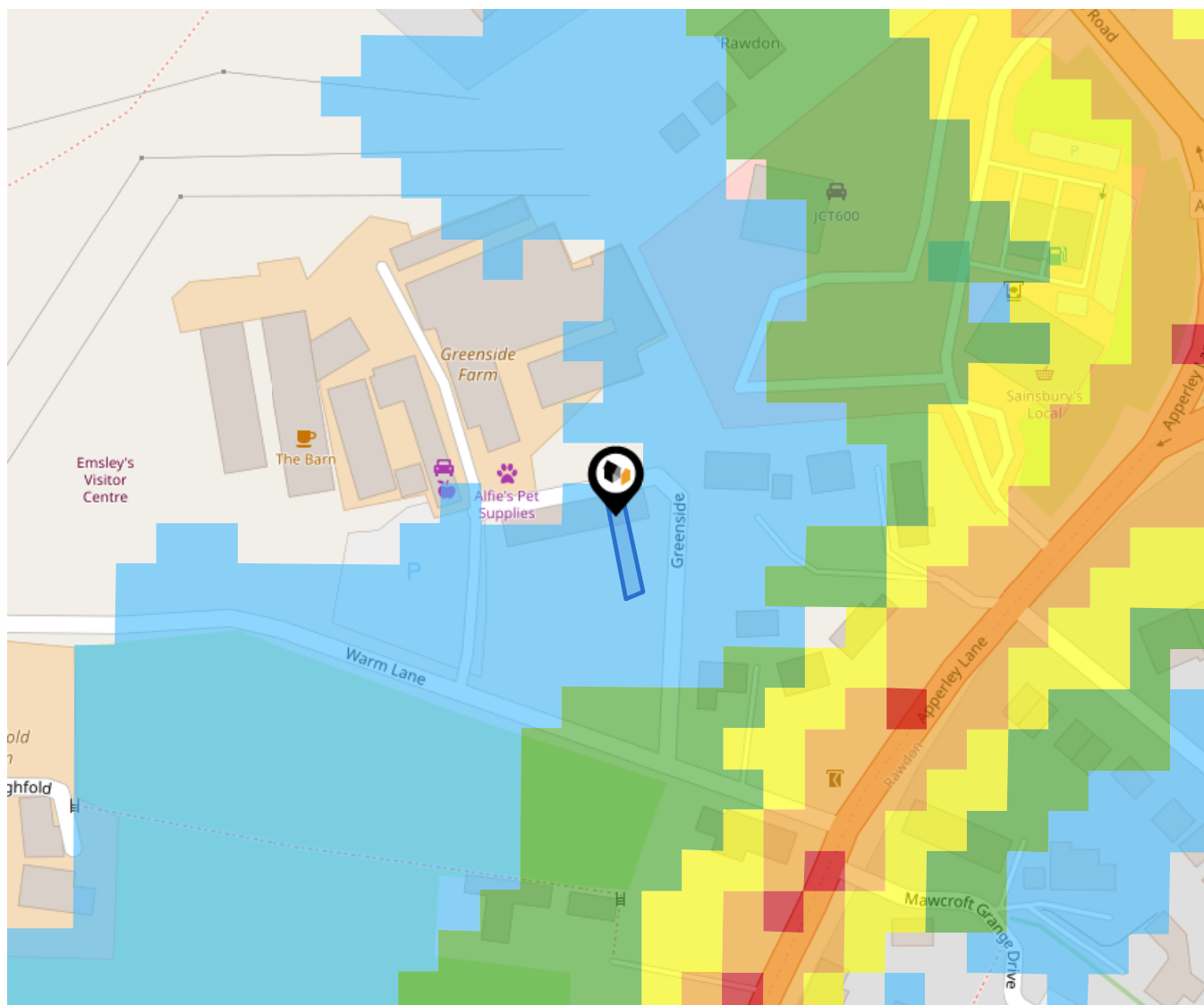
Key:

-  Power Pylons
-  Communication Masts

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





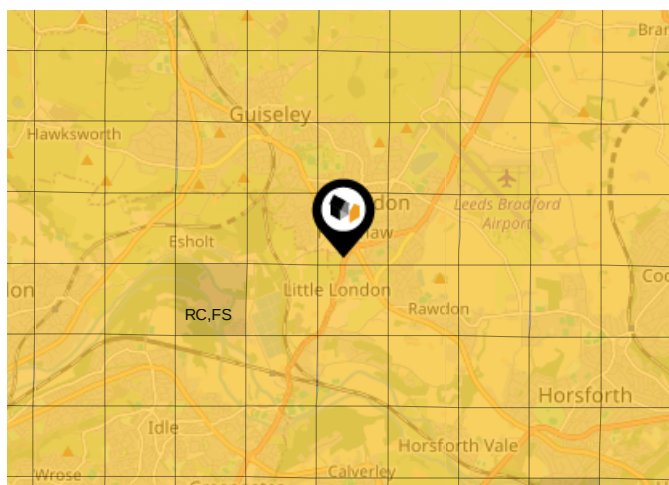
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(LOW)	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP



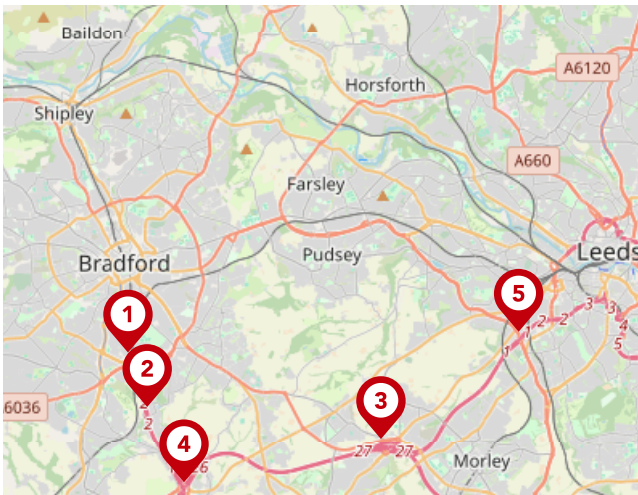
Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess



National Rail Stations

Pin	Name	Distance
	Apperley Bridge Rail Station	1.23 miles
	Guiseley Rail Station	1.57 miles
	Baildon Rail Station	2.57 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M606 J3	6.55 miles
	M606 J2	7.34 miles
	M62 J27	7.89 miles
	M606 J1	8.48 miles
	M621 J1	7.25 miles



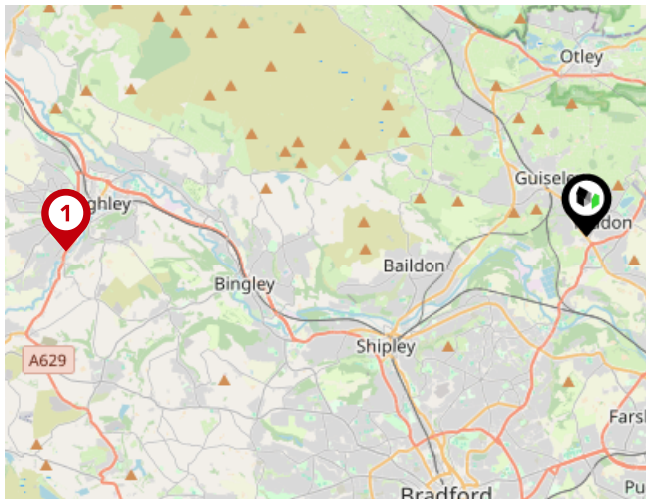
Airports/Helipads

Pin	Name	Distance
	Leeds Bradford Airport	1.52 miles
	Teesside Airport	46.46 miles
	Manchester Airport	41.73 miles
	Finningley	38.19 miles



Bus Stops/Stations

Pin	Name	Distance
1	Warm Lane Highfold	0.04 miles
2	Henshaw Lane	0.12 miles
3	Henshaw Lane	0.14 miles
4	Quakers Lane	0.13 miles
5	Warm Lane	0.17 miles



Local Connections

Pin	Name	Distance
1	Ingrow West (Keighley & Worth Valley Railway)	9.1 miles



Martin & Co Horsforth

We specialise in residential lettings, sales and investments in Leeds Horsforth and the surrounding areas – and we've been providing advice and guidance across all areas of the property market since 2006.

Owner Alison Bell has over a decade of experience in the industry and, alongside her team, provides expert advice and support to the people of Leeds Horsforth and nearby districts.

Martin & Co Horsforth is situated on New Road Side, the main route from Leeds to the Lake District and is an area popular with both families and commuters.

At Martin & Co Leeds Horsforth, our personal and friendly approach ensures that you receive the best customer service possible at all times.

Whether you are looking to rent, buy, invest or sell a property in or around Leeds Horsforth please do get in touch with a member of our team who would be delighted to help.

Testimonial 1



I have purchased my first house from Martin & Co, and Dan has been extremely helpful from the start. Great advice and support, even at times out of hours he has been more than happy to answer my questions. Really grateful of this exceptional service and looking forward to the rest of the journey to moving in. Highly recommend Dan at Martin & Co.

Testimonial 2



Katerina supported us with the sale of our property. Her communication was brilliant, always on hand to answer any questions. Worked with our buyers/ sellers agents & solicitors to make sure things went as smoothly as possible. I would highly recommend Katerina. Thank you for all you did to get us to our new home.

Testimonial 3



Best estate agents in Leeds! Found tenants for my property very quickly. Good communication, friendly and professional. Highly recommend!

Testimonial 4



I would be happy in recommending Martin & Co. Horsforth who handled my recent property purchase. Thank you to Alison who managed viewings and responded promptly to any queries. Special mention to Katerina Chvapil for support in managing the late challenges with a difficult tenant living in the property. Kat took ownership of the process liaising with solicitors and tenant to ensure a successful completion date achieved. Great service. Thank you all.



/martincouk



/martinco_uk/



/martincouk



/company/martin-and-co/

Martin & Co Horsforth

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



Martin & Co Horsforth

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Valuation Office
Agency

