



Banksfield Grove, Yeadon Leeds LS19 7LN

welcome to

Banksfield Grove, Yeadon Leeds

****NO ONWARD CHAIN**** A THREE DOUBLE bedroom semi detached dormer bungalow in a desirable area of Yeadon. The property is well presented throughout with SPACIOUS and versatile living accommodation. In an ENVIABLE POSITION backing onto fields with far reaching views.



Auctioneer's Comments

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Yeadon

Yeadon is a small town approx 8 miles from Leeds City Centre. Yeadon High Street has a wide range of amenities, bars, cafes, restaurants and two supermarkets. There are regular buses which service Leeds, Bradford and surrounding areas, ideal for commuters. Yeadon also boasts Yeadon Tarn which provides pleasant walks around, green space and a children's play park. Yeadon Town Hall built in the 1880's is a beautiful Grade II listed building and hosts numerous shows and concerts throughout the year and also boasts the lovely stage door café and licensed bar.

Entrance Hall

Enter from the side into the hallway with an understairs storage cupboard and stairs leading to the first floor.

Lounge

14' 9" Max x 10' 10" Max (4.50m Max x 3.30m Max)
A spacious room with an electric fireplace and sliding doors leading to the dining room.

Bedroom One

11' 6" Max x 8' 4" Max (3.51m Max x 2.54m Max)
A double bedroom on the ground floor with access to a wc.

Wc

With a wc and wall mounted wash hand basin.

Dining Room

12' 11" Max x 9' 6" Max (3.94m Max x 2.90m Max)
A great room for those who enjoy more formal dining or entertaining, with sliding doors through to the lounge and fully glazed sliding patio doors leading out to the garden and boasting uninterrupted countryside views.

Kitchen

9' 7" Max x 9' 6" Max (2.92m Max x 2.90m Max)
The kitchen offers a good range of wall and base units with worksurfaces incorporating a sink, drainer and electric hob with extractor above. Integrated appliances include an electric oven, fridge freezer and there are spaces for a washing machine and dishwasher. The window to the rear has fabulous countryside views.

Bedroom Two

10' 11" Max x 10' 3" Max (3.33m Max x 3.12m Max)
Into wardrobes)
A double bedroom positioned to the front elevation with a large built in cupboard and fitted wardrobes.

Bedroom Three

10' 11" Max x 10' 3" Max (3.33m Max x 3.12m Max)
A double bedroom positioned to the rear elevation

with a large built in storage cupboard.

Bathroom

A well presented bathroom, fully tiled and fitted with a three piece suite comprising of a panel bath with shower over, pedestal wash hand basin, wc, chrome heated towel rail and there is access to the loft.

Outside

To the front of the property there is a well maintained lawn with flowerbed borders and to the side is a driveway providing off street parking. To the rear there is a private garden with a paved seating area off the dining room and lawn beyond backing onto fields with far reaching uninterrupted countryside views.

Garage

A single detached garage, perfect for storage or secure parking.



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Banksfield Grove, Yeadon Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Semi Detached Dormer Bungalow
- Front & Rear Gardens

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEA106906 - 0006

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