



West View Court, Yeadon Leeds LS19 7HX

welcome to

West View Court, Yeadon Leeds

Available with NO ONWARD CHAIN, this well-maintained three-bedroom end terrace house is situated in a cul-de-sac. It features neutral decor throughout, front and rear gardens, OFF STREET PARKING, and an extended garage. This appealing property is sure to attract a wide range of buyers.



Yeadon

Yeadon is a charming small town located approximately 8 miles from Leeds City Centre. The High Street offers a variety of amenities, including bars, cafes, restaurants, and two supermarkets. Regular bus services connect Yeadon to Leeds, Bradford, and surrounding areas, making it ideal for commuters. The town is home to Yeadon Tarn, a scenic spot perfect for leisurely walks, green spaces, and a children's play park. Yeadon Town Hall, a beautiful Grade II listed building from the 1880s, hosts numerous shows and concerts throughout the year and features the delightful Stage Door Café and licensed bar.

Entrance Hall

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

Lounge/Diner

21' 5" Max x 12' 4" Max (6.53m Max x 3.76m Max)

A spacious, bright airy room having a gas fireplace, space for a table and chairs in the dining area and fully glazed sliding doors leading out to the garden.

Kitchen

9' 4" Max x 8' 1" Into recess (2.84m Max x 2.46m Into recess)

The kitchen offers a range of wall and base units with worksurfaces incorporating a sink, drainer and hob with extractor fan above. There is an integrated double oven, spaces for further appliances and a useful pantry. A side door gives access to the driveway.

Landing

The stairs rise from the hallway onto the landing with doors to three bedrooms, shower room and access to the part boarded loft.

Bedroom One

11' 3" Max x 11' 1" Into recess (3.43m Max x 3.38m Into recess)

A double bedroom positioned to the front elevation

with space for free standing furniture.

Bedroom Two

11' 1" Max x 10' Into recess (3.38m Max x 3.05m Into recess)

A double bedroom positioned to the rear elevation with built in storage cupboards which houses the boiler.

Bedroom Three

6' 11" Max x 6' 10" Max (2.11m Max x 2.08m Max)

A single bedroom positioned to the front elevation with space for free standing furniture. This room would be perfect for a home office or third bedroom depending on the buyers needs.

Shower Room

With tiled walls and fitted with a three piece suite comprising of a walk in shower, pedestal wash hand basin and wc.

Outside

To the front of the property there is a small lawned area and a driveway to the side providing off street parking via a shared drive. The rear, a paved seating area leads off the dining area with a lawn beyond and outside tap.

Garage

A single garage extended from it's original form to create an additional utility/storage area, with an up and over door, light and power and having a pedestrian door and window to the side.

Agents Note

1. It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

2. Please make your own enquiries with a conveyancer regarding right of access and access to off street parking via shared driveway.



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- NO ONWARD CHAIN
- CUL-DE-SAC POSITION
- WELL MAINTAINED THROUGHOUT
- NEUTRAL DECOR
- FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA106951 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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