Banksfield Avenue,Yeadon Leeds LS19 7JX

william h brown

welcome to

Banksfield Avenue, Yeadon Leeds

A spacious three double bedroom semi-detached dormer bungalow offering excellent potential for modernisation. Benefiting from a large garage/workshop, off-street parking and large rear garden, the property is ideally located close to local amenities and is available with no onward chain.

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.

Ground Floor
Hallway
With access to all ground floor rooms and stairs leading to the first floor.

Living Room
A spacious room with a bay window to the front allowing a good amount of natural light to flow through.

Kitchen/Diner
The kitchen offers a range of wall and base units with work surfaces incorporating a sink and drainer and there are spaces for all appliances. The dining area has ample room for a table and chairs.

Bedroom Three
A double bedroom with space for free standing furniture.

Bathroom
Comprising a walk in bath and hand basin.

Wc
A separate wc.

First Floor
Bedroom One
A spacious double bedroom with ample room for free standing furniture.

Bedroom Two
A double bedroom with space for free standing furniture.

Externally
To the front of the property there is a well maintained lawn and a driveway to the side providing off street parking. The large rear garden has a paved seating area with lawn beyond.

Garage/Workshop
A large garage with workshop, a fabulous storage space with lots of potential.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

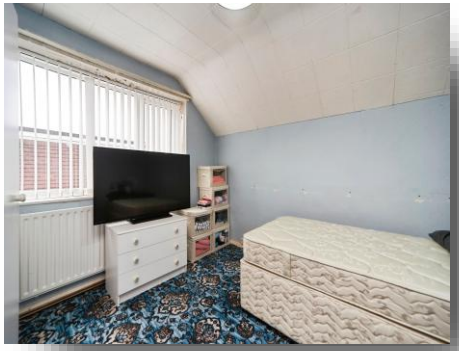
welcome to

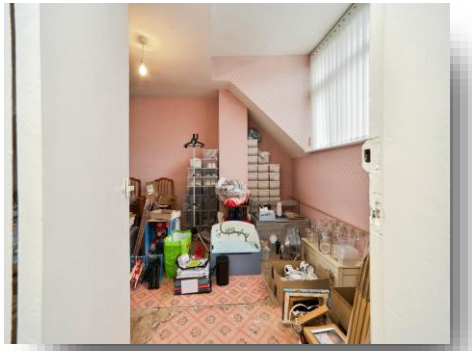
Banksfield Avenue, Yeadon Leeds

- SEMI DETACHED DORMER BUNGALOW
- THREE DOUBLE BEDROOMS
- LARGE GARAGE/WORKSHOP & OFF STREET PARKING
- REFURBISHMENT OPPORTUNITY
- FRONT & LARGE REAR GARDEN

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

£240,000





Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
YEA107387 - 0004

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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