Banksfield Crescent,Yeadon Leeds LS19 7JY

william h brown

welcome to

Banksfield Crescent, Yeadon Leeds

Spacious four bedroom semi-detached dormer bungalow offering versatile accommodation with one ground floor bedroom, three first floor bedrooms and a family bathroom. Benefiting from front and rear gardens, driveway, detached garage, downstairs WC and stunning far-reaching views.

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
A welcoming hallway with access to the downstairs cloakroom and stairs leading to the first floor.

Living Room
Generously proportioned and filled with natural light, this inviting reception room boasts an attractive feature fireplace and double doors leading through to the dining room, offering the flexibility of open-plan living and entertaining.

Dining Room
A separate dining room, ideal for formal dining and entertaining, featuring double doors leading to the lounge, sliding doors opening into the kitchen, and fully glazed patio doors providing direct access to a decked seating area, creating a wonderful flow between the indoor and outdoor living spaces.

Kitchen
A modern kitchen fitted with a range of wall and base units, complemented by stylish work surfaces and tiled splashbacks. Offering ample storage and workspace, the kitchen also provides space for all essential appliances, including a large range-style oven, making it ideal for both everyday living and entertaining.

Bedroom Four
A versatile double bedroom located on the ground floor, currently utilised as a home office. Offering excellent flexibility, this well-proportioned room could also serve as a guest bedroom, playroom, or additional reception room to suit a variety of needs.

First Floor
Bedroom One
A double bedroom with space for free standing furniture.

Bedroom Two
A good sized bedroom with space for free standing furniture.

Bedroom Three
A good sized bedroom with space for free standing furniture.

Bathroom
Fitted with a three piece suite comprising a bath with shower over, wc and hand basin.

Externally
To the front of the property is a generous driveway providing ample off-street parking and leading to a detached garage. There is also a low-maintenance slate chipping garden enclosed by fencing, complemented by mature shrubs and planting, creating an attractive approach to the property. The rear garden has been thoughtfully landscaped to create a fantastic low-maintenance outdoor space. A raised patio provides the perfect spot for seating and al fresco dining, leading down to an attractive artificial lawn surrounded by mature shrubs, trees and well-stocked planted borders. The garden also benefits from additional decked seating areas, offering plenty of space for relaxing and entertaining, Enclosed by fencing and mature greenery, the garden enjoys a good degree of privacy and year-round appeal.

Garage
A single detached garage, perfect for storage.

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.

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Banksfield Crescent, Yeadon Leeds

- SEMI DETACHED DORMER BUNGALOW
- FOUR GOOD SIZE BEDROOMS
- NICELY PRESENTED THROUGHOUT
- FRONT & REAR GARDENS
- DRIVEWAY & DETACHED GARAGE

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

offers in the region of

£325,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YEA107546

Property Ref:
YEA107546 - 0003

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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