

£329,950

Banksfield Avenue, Yeadon, LS19 7JX



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MODERN FOUR-bedroom (Including ground floor room) SEMI-DETACHED family home in a popular location, close to Yeadon amenities. Deceptively **SPACIOUS** with driveway parking and a generous rear garden with **GARDEN ROOM** providing storage and a place to work. Viewing highly recommended. Energy rating E.

A modern and deceptively spacious four-bedroom semi-detached family home, including a versatile ground-floor bedroom, set in a popular and well-established residential location. The property benefits from driveway parking and a generous rear garden featuring a useful garden room, ideal for storage or home working.

Conveniently positioned close to Yeadon's local amenities, including shops, cafes and leisure facilities, with good access to transport links for Leeds, Bradford and surrounding areas. Nearby bus routes and road connections provide excellent commuter access, while green spaces and countryside walks are also within easy reach.

An ideal family home offering flexible accommodation in a sought-after location. Viewing is highly recommended.



These particulars are set out as a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact. No person in this firm's employment has the authority to make or give representation or warranty in respect of this property

GROUND FLOOR

ENTRANCE HALLWAY PVCu double glazed door to to the side. Ceiling coving. Staircase leading to the first floor. Doors leading to kitchen, living room, cloaks, utility cupboard and bedroom four/study. Timber effect laminate floor finish.

CLOAKS/WC 4' 11" x 2' 8" (1.5m x 0.83m) PVCu dougle glazed window to side. Low level WC and wall mounted wash hand basin in white. Soapstone effect splashback with patterned vinyl floor finish.

UTILITY CUPBOARD 4' 11" x 2' 11" (1.5m x 0.9m) Plumbed for automatic washing machine and timber effect laminate floor finish.

KITCHEN 8' 11" x 8' 7" (2.74m x 2.64m) With a PVCu double-glazed picture bay window to the rear, with downlights and radiator. The kitchen features shaker-style base and wall units with chrome-effect handles, laminate worktops and complementary soapstone-effect tiling. A 1½-bowl stainless steel sink with mixer tap, inset electric oven, hob and extractor, plus space for a fridge and dishwasher. The floor is in timber-effect laminate.

LIVING ROOM AND DINING ROOM

DINING ROOM 17' 0" x 10' 5" (5.2m x 3.2m) PVCu French doors leading to the timber decked terrace and overlooking the rear garden. Radiator. Archway to the dining room.

LIVING ROOM 11' 9" (max) x 10' 5" (3.6m (max) x 3.2m) PVCu bay window to the front. Radiator. Telephone point and carpet floor finish.



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BEDROOM FOUR 8' 10" x 7' 10" (2.7m x 2.4m) PVCu double glazed window to the front. Radiator and carpet floor finish.

FIRST FLOOR

FIRST FLOOR LANDING PVCu window to the side elevation. Timber spindle balustrade to the landing. Carpet floor finish. Doors leading to Bedrooms one, two, three and the bathroom.

BEDROOM ONE 11' 2" x 9' 10" (3.42m x 3.36m) PVCu double glazed window to the rear. Downlights. Radiator. Carpet floor finish.

BEDROOM TWO 11' 2" x 6' 6" (3.42m x 2.86m) Double glazed velux skylight to the front. Downlights. Radiator. Carpet floor finish.

BATHROOM 8' 2" x 8' 0" (2.5m x 2.46m) Double glazed velux skylight window to the front, wall and splash-back tiling. With a three piece suite encompassing a low level WC, panelled bath with shower screen and chrome effect shower, wall mounted wash hand basin, chrome towel rail and timber effect vinyl floor finish.

BEDROOM THREE 8' 11" x 7' 2" (2.47m x 2.18m) PVCu window to the rear. Downlights. Radiator. Carpet floor finish. Radiator. These particulars are set out as a general guide only and do not constitute any part of an offer or contract. The purchaser should not rely on them as statements of fact. No person in this firm's employment has the authority to make or give representation or warranty in respect of this property



EXTERNAL

FRONT GARDEN With tiered levels for flowers and shrubbery.

REAR GARDEN With timber decking, lawned area and **GARDEN ROOM** with French doors, and shiplap boarding with external downlights providing storage with power and light; a place to work.



ADDITIONAL INFORMATION

COUNCIL TAX BAND Online enquiries confirm the council tax band is 'C' which is £1,920.79 for 2025/26.

EPC The EPC rating is 'E'.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	47 E	
21-38	F		
1-20	G		

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Approximate Gross Internal Area = 93.9 sq m / 1011 sq ft

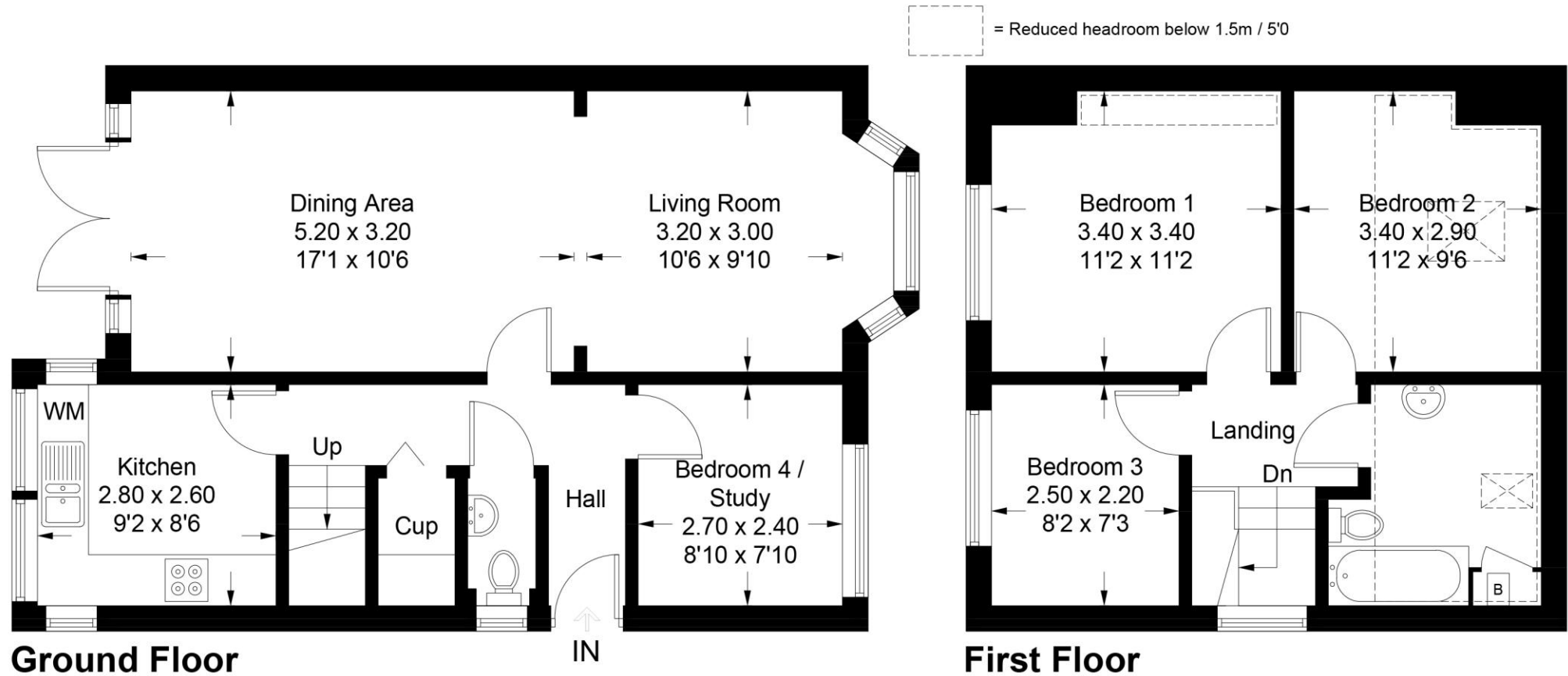


Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1271814)