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A THREE bedroomed THROUGH STONE TERRACED house with GAS CENTRAL HEATING system with MANY ORIGINAL FEATURES.The dwelling has GOOD SIZED rooms with a SOUGHT AFTER location between Yeadon and Guiseley. ACCESSIBLE to the A65 and in an ENCLAVE with ON STREET UNADOPTED PARKING. YARD area to FRONT and REAR

A good sized stone-built, three-bedroomed through terrace property, dating back to 1906 and arranged over four floors, including a basement area. The property offers generously proportioned accommodation, retaining many original period features and benefiting from a gas central heating system. Occupying a sought-after residential position within an attractive enclave between Yeadon and Guiseley, the property is conveniently placed for access to the A65 and the wide range of amenities available within both towns. Further benefits include on-street unadopted parking and enclosed yard areas to both the front and rear elevations.

GROUND FLOOR

ENTRANCE HALLWAY The entrance hallway comprises of a traditional timber front entrance door, coving, dado rail, radiator and a carpet floor finish. There is a staircase providing access to the first floor.

LIVING ROOM 13' 3" x 12' 9" (4.04m x 3.91m) The living room features a traditional timber door and bay window to the rear elevation, three radiators and picture rail. There is a gas fire set with surround (for aesthetic purposes). An inset display cabinet with drawers is fitted within the right-hand alcove. The floor is finished with carpet.







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DINING KITCHEN 12' 0" x 9' 10" (3.66m x 3m) The kitchen has a bay window to the front elevation and traditional coving. The room is part tiled and fitted with a range of shaker style base and wall units, complemented by roll-edged work surfaces. There is a stainless steel sink and drainer with mixer tap, halogen hob and oven with extractor fan over and dishwasher plumbing/feed. The floor is in timber effect grey laminate. There is a door to the basement area.

FIRST FLOOR

LANDING With carpet floor finish and staircase to the second floor.

BEDROOM ONE 14' 9" x 12' 1" (4.5m x 3.7m) With a timber-framed window to the front elevation, radiator and carpet floor finish.

BEDROOM THREE 10' 2" x 7' 10" (3.1m x 2.4m) With a timber-framed window to the rear elevation, radiator and carpet floor finish.

BATHROOM 10' 2" x 5' 2" (3.1m x 1.6m) The bathroom has a timber-framed window to the rear elevation and partially tiled walls in white ceramic tiling. There is a three piece suite comprising of a low-level WC, pedestal wash hand basin and paneled bath with shower over. There is also a built-in storage cupboard and towel rail. The floor is finished in timber-effect vinyl.

SECOND FLOOR









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BEDROOM TWO 14' 5" x 14' 1" (4.4m x 4.3m) With a dormer-style PVCu double-glazed window to the front elevation, affording far-reaching views. There is a radiator, built-in storage cupboard and carpet floor finish.

EXTERNAL

FRONT There is a graveled area with conifer border flexible for low maintenance or lawned area as desired.

REAR With a paved area and metal railing/fenced boundary.

PARKING Parking is in street.

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ADDITIONAL INFORMATION

EPC The EPC rating is 'D'.

COUNCIL TAX BAND Online enquiries confirm the council tax band as 'C' which is £2,019.12 for 2026/27.

LOCATION WHAT3WORDS LOCATION

///shed.unique.hang

Situated within an established enclave within Yeadon, the property, built 1906, enjoys a convenient position, combining everyday amenities, excellent transport connections and easy access to some of the area's most attractive parks, green spaces and surrounding countryside. Yeadon generally is a popular and well-served town within the Aireborough area of West Yorkshire, offering a variety of local facilities alongside attractive outdoor spaces and recreational opportunities.

The property is particularly well placed for access to Yeadon town centre, where a range of independent shops, supermarkets, cafés, restaurants and everyday amenities can be found. The neighbouring areas of Guiseley, Rawdon and Horsforth also provide further shopping, leisure and recreational facilities.

☐ LOCAL NATURE AND EXPLORATION
Town Living, Countryside & Connectivity

Yeadon offers an appealing balance between established residential living and access to the surrounding Yorkshire countryside. With convenient road and public transport connections, residents can enjoy the benefits of local amenities whilst having attractive parks, woodland, waterside walks and open countryside within easy reach.

The property is also conveniently positioned for access to both Apperley Bridge and Guiseley railway stations, providing a choice of rail connections for commuters. Apperley Bridge station offers regular Northern services towards Leeds and Bradford Forster Square, whilst Guiseley station provides additional connections along the Wharfedale Line towards Leeds, Bradford and Ilkley. These links offer convenient alternatives to travelling by car, making the location particularly appealing for those commuting or travelling further afield. The nearby A65 and A658 also provide convenient road links towards Leeds, Bradford, Otley and the wider West Yorkshire area.

Leeds Bradford Airport is also conveniently situated within Yeadon, making the location particularly appealing for those who travel regularly for business or leisure.

Established Residential Surroundings & Local Amenities
The property is conveniently positioned for a range of local facilities, with Yeadon town centre offering supermarkets, independent retailers, cafés, restaurants and everyday amenities. The area is also served by local schools, healthcare facilities and regular bus services.

The neighbouring town of Guiseley provides further shopping convenience, including larger retail outlets and supermarkets, whilst Rawdon, Horsforth and Otley offer additional options for shopping, dining and leisure.

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☐ COUNTRYSIDE WALKS, PARKS & OUTDOOR RECREATION

One of the particular attractions of this location is its proximity to a variety of local parks, woodland and open countryside. Whether enjoying a short daily walk, taking the dog out or exploring further afield at weekends, there are several attractive outdoor destinations nearby.

Popular local destinations include:-

☐ Nunroyd Park

A particularly convenient local attraction, situated close to Milton Terrace on the Yeadon and Guiseley border. This popular community park offers attractive open green spaces, woodland, a pond and recreational areas, providing an ideal setting for walking, family outings and enjoying the outdoors.

☐ Yeadon Tarn / Tarnfield Park

One of Yeadon's best-known outdoor attractions, featuring an attractive waterside setting with scenic walking routes, open views and recreational facilities. The park also offers a playground, BMX track, bowling facilities and water-based activities, with opportunities to enjoy views of aircraft taking off and landing at the nearby airport.

☐ Kirk Lane Park

A local green space providing opportunities for leisurely walks and outdoor recreation, conveniently situated within the surrounding residential area.

☐ Otley Chevin Forest Park

One of the area's most notable outdoor attractions, offering extensive woodland walks, rocky outcrops, open heathland and spectacular elevated views across the Wharfe Valley. The well-known Surprise View viewpoint is particularly popular with visitors.

☐ Wharfedale Walks & Scenic Routes

Yeadon's position provides excellent opportunities to explore the wider countryside of Lower Wharfedale, with a variety of public footpaths, bridleways and scenic routes linking neighbouring villages and open countryside.

The nearby Chevin provides more challenging walks and elevated viewpoints, whilst the surrounding countryside towards Otley, Menston and Ilkley offers attractive rural scenery, woodland and riverside walks.

For those who enjoy cycling, walking and outdoor pursuits, the wider area also provides access to established cycling routes and quieter country lanes, making it an appealing location for those who enjoy an active lifestyle.

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☐ TRANSPORT & CONNECTIVITY

Yeadon is particularly well positioned for commuters, offering convenient road and bus connections to Leeds, Bradford and the surrounding towns and villages.

Although Yeadon does not have its own railway station, Guiseley railway station and is conveniently located nearby, providing services along the Wharfedale Line towards Leeds, Bradford Forster Square and Ilkley.

The nearby A65 and A658 provide convenient road links towards Leeds, Bradford, Otley and the wider motorway network. Leeds Bradford Airport is also located within Yeadon, offering excellent convenience for domestic and international travel.

Regular bus services provide connections to Leeds, Bradford, Guiseley, Otley and surrounding areas.

Approximate distances and travel times to nearby destinations include:-

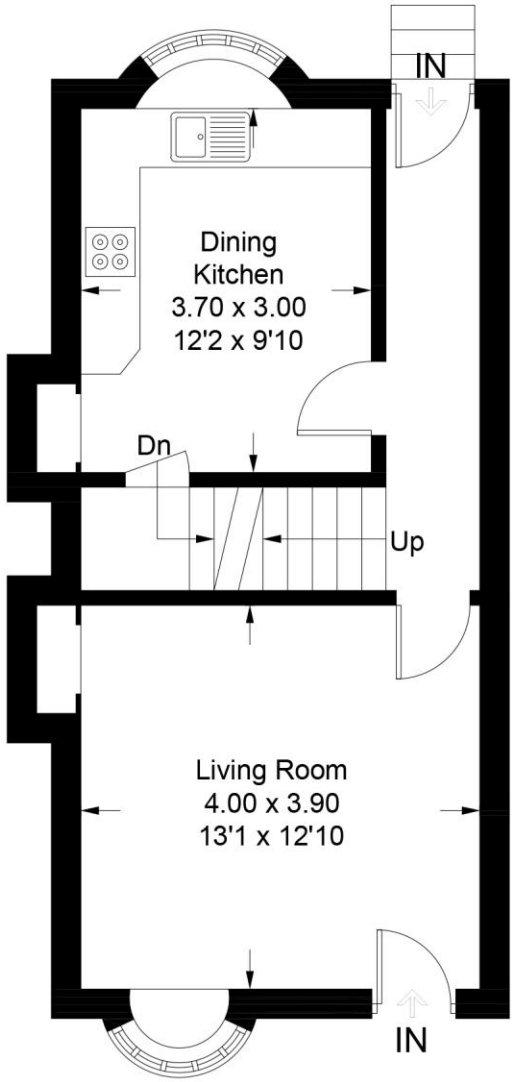
Nunroyd Park – within easy walking distance
Yeadon Town Centre – conveniently accessible
Yeadon Tarnfield Park – a short drive away
Guiseley Railway Station – approximately 1 mile
Guiseley Town Centre – a short drive away
Guiseley Retail Park – a short drive away
Leeds Bradford Airport – conveniently close by
Otley Town Centre – approximately 10–15 minutes by car
Leeds City Centre – approximately 25–30 minutes by car, traffic permitting

Whether enjoying the convenience of Yeadon's local amenities, exploring the nearby woodland and open spaces of Nunroyd Park, taking a leisurely walk around Yeadon Tarn or enjoying the panoramic views from Otley Chevin, the property enjoys a location that combines established residential living, excellent connectivity and access to the surrounding Yorkshire countryside.

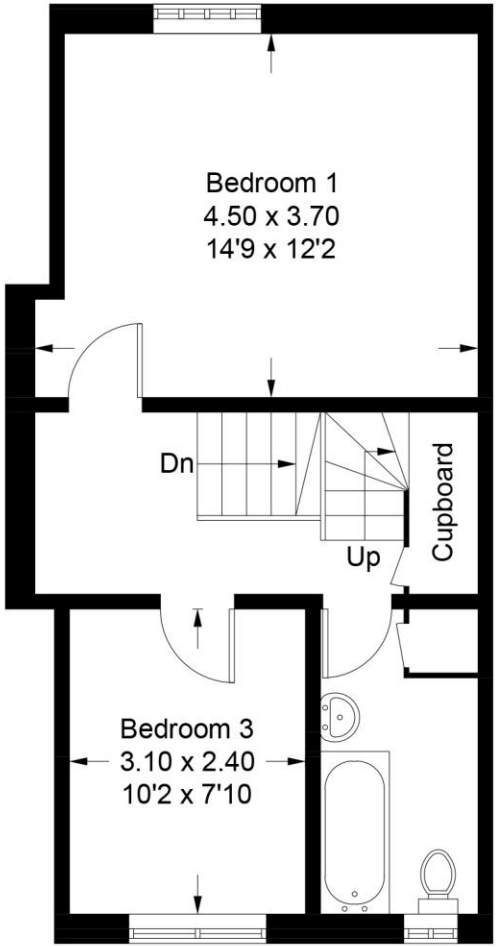
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Milton Terrace, Yeadon, LS19 7JF

Approximate Gross Internal Area = 99.8 sq m / 1074 sq ft

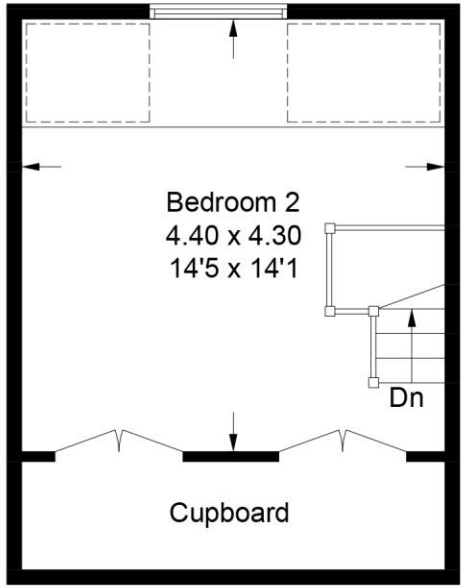


Ground Floor



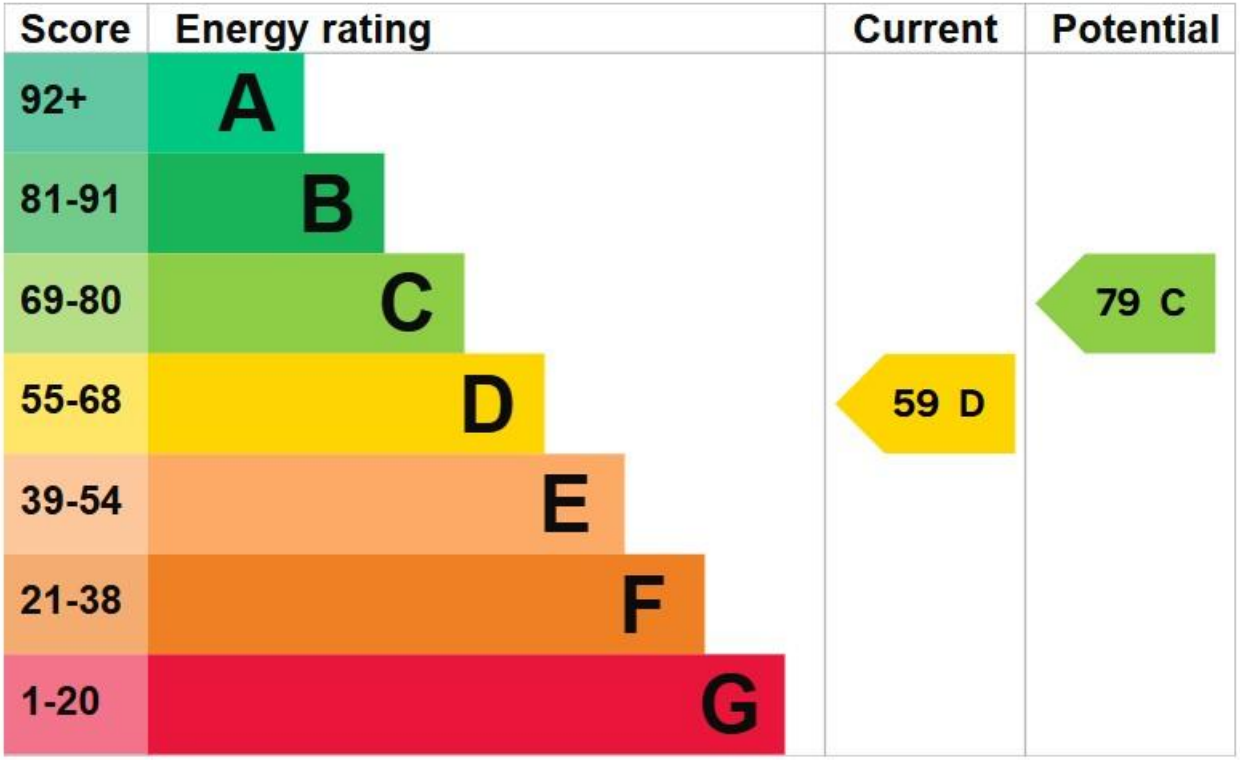
First Floor

= Reduced headroom below 1.5m / 5'0



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1347152)



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