



# 20 GREENLEA CLOSE YEADON LS19 7JL

**Asking price £375,000**

## FEATURES

- Attractive Light & Airy Detached Home
- Terrific Dining Kitchen With Access Out to The Rear Garden
- Two Further Double Bedrooms & House Bathroom
- Beautifully Landscaped Rear Garden With Patio & Lawn
- Ideal Opportunity For A Variety Of Buyers To Enjoy
- Useful Entrance Area & Sitting Room
- Principal Bedroom With Modern En-Suite Shower Room
- Driveway For Numerous Cars & Integral Garage
- Tenure Freehold / Council Tax Band D / EPC Rating C
- Situated Close To Local Schools, Amenities & Transport Links



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ESTATE AGENTS

# 3 Bedroomed Detached With A Beautifully Landscaped Garden

## Yeadon

The property is well placed close to open countryside with many picturesque walks and there are also a variety of recreational facilities in the area. Yeadon town centre is within easy reach and provides a wide range of facilities including shops, cafes, restaurants and bars and there are also a number of schools throughout the area. In addition, Leeds and Bradford city centres together with many surrounding areas can be reached on a daily basis by either car or local bus and train services, Guiseley railway station being centrally located. Leeds Bradford airport is also within easy reach.

## The Accommodation...

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

### Ground Floor

#### Entrance Vestibule

A useful space for coats and shoes with a part glazed composite entrance door.

#### Sitting Room 15'9" x 11'1" (4.80m x 3.38m)

A light and airy room with ceiling cornice, radiator, oak flooring and window to the front elevation.

#### Inner Hall

With stairs up to the first floor and downstairs cloakroom.

#### Cloakroom

Having a low suite w.c and wash hand basin with tiled floor.

#### Dining Kitchen 19'8" x 9'6" (5.99m x 2.90m)

A delightful room ideal for families and entertaining having a range of base and wall units incorporating cupboards, drawers and granite work surfaces with upstands. Inset one and a half bowl stainless steel sink unit, integrated dishwasher and attractive multifuel Stoves range cooker having an extractor over. Cupboard housing the central heating boiler, radiator, vinyl flooring, recessed spotlights and French doors out to the beautifully landscaped rear garden.

### First Floor

#### Landing

With access to the roof void.

#### Bedroom 1. 12'8" x 9'9" (3.86m x 2.97m)

A generous principal bedroom with modern radiator and window to the rear elevation.

#### En-Suite Shower Room

A modern recently fitted en-suite comprising a tiled shower stall, low suite w.c and wall hung wash hand basin with drawer under. Heated towel rail, part tiled walls and tiled floor, recessed spotlights and window to the rear elevation

#### Bedroom 2. 12'7" x 8'10" (3.84m x 2.69m)

Another good sized double bedroom again with modern radiator and window to the front elevation.

#### Bedroom 3. 10'5" x 9'1" (3.18m x 2.77m)

The third bedroom is also a terrific size and would also make an ideal home office or hobbies room with modern radiator and window to the front elevation.

#### Bathroom

With a white three piece suite comprising a panelled bath with shower attachment, low suite w.c and wash basin with drawers under. Heated towel rail, part tiled walls, vinyl flooring, recessed spotlights and window to the side elevation.

#### Outside

A beautifully landscaped rear garden having an attractive sandstone patio with double power socket ideal for entertaining and alfresco dining. A well maintained lawned area with flower borders makes an ideal space for children to play with a path leading round to the front of the property where there is a driveway providing off road parking for numerous vehicles.

#### Garage 15'6" x 8'0" (4.72m x 2.44m)

With up and over door, light & power.



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### Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway Providing Off Road Parking For At Least Two Vehicles.

### Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers. For further information please refer to: <https://checker.ofcom.org.uk>

### Flood Risk Summary

Surface Water -  
Rivers & Sea -

For up to date flood risk summaries on this or any property, please visit the governments website <https://www.gov.uk/check-long-term-flood-risk>

### Council Tax Leeds

Leeds City Council Tax Band D. For further details on Leeds Council Tax Charges please visit [www.leeds.gov.uk](http://www.leeds.gov.uk) or telephone them on 0113 2224404.

### Viewing Arrangements

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us [info@shanklandbarraclough.co.uk](mailto:info@shanklandbarraclough.co.uk) or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

### Opening Hours

Monday to Friday 9am - 5.30pm  
Saturdays 9am - 4pm



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### **Offer Acceptance & AML Regulations**

Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

### **Mortgage Advice**

We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

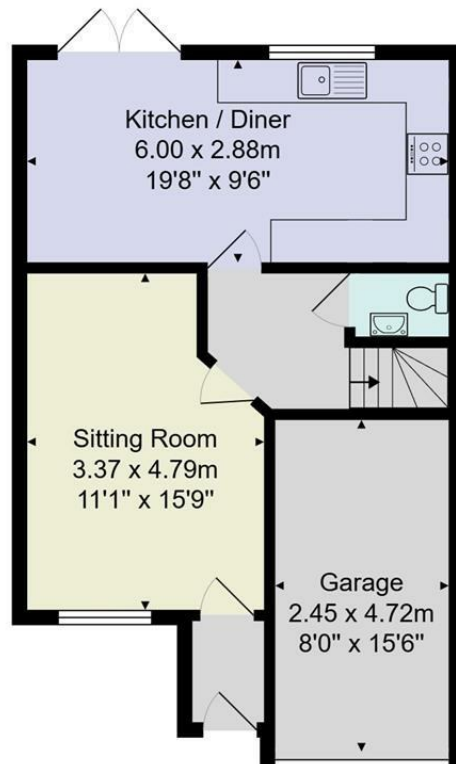
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### **Please Note**

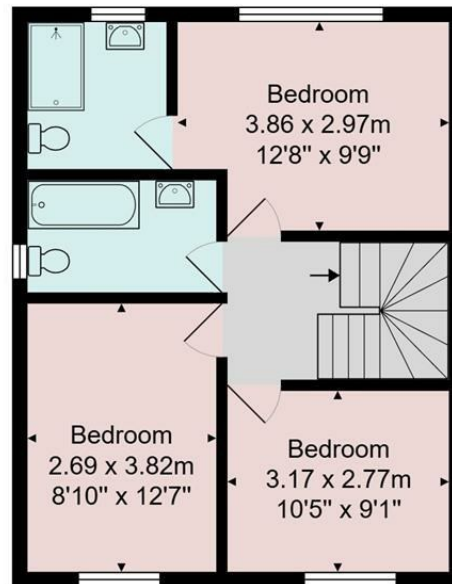
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.



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Ground Floor



First Floor

Total Area: 101.0 m<sup>2</sup> ... 1087 ft<sup>2</sup>

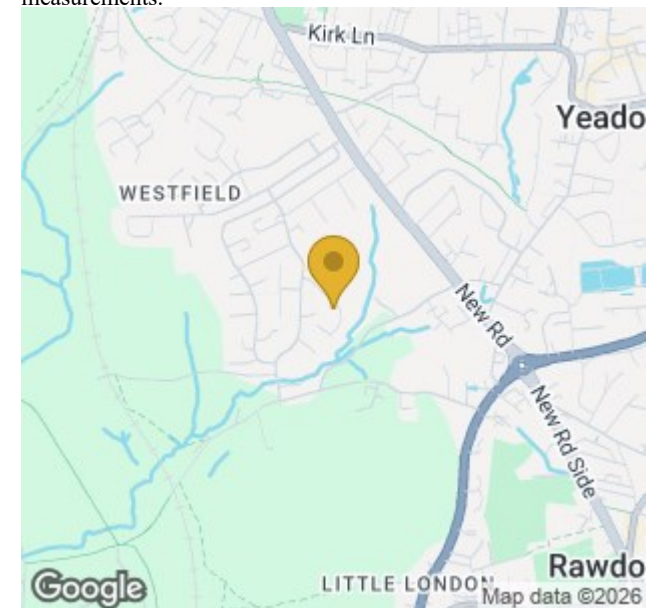
All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            | 77                                                                                                          | 82        |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Call us on 01943 889010  
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