



8 THE BELFRY YEADON LS19 7GB

Asking price **£130,000**

FEATURES

- Purpose Built Ground Floor Apartment
- Private Entrance Hall
- Light & Airy Sitting Room
- Well-Equipped Breakfast Kitchen
- Two Double Bedrooms
- Bathroom With White Three Piece Suite
- Allocated Parking Space & Visitors Spaces
- Tenure Leasehold / EPC Rating C / Council Tax Band C
- Communal Lawned Gardens
- Ideal Opportunity For A Variety Of Buyers



Purpose Built 2 Bedroom Ground Floor Apartment With Parking

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

Private Entrance Hall

An 'L' shaped entrance hall with ceiling cornice and entry phone system.

Sitting Room 15'9" x 10'6" (4.80m x 3.20m)

A light and airy room having a feature stone fireplace housing a fitted gas fire. Two wall light points, ceiling cornice, radiator and window to the rear elevation enjoying an attractive outlook.

Kitchen 10'2" x 6'11" (3.10m x 2.11m)

With a range of base and wall units incorporating cupboards, drawers and coordinating work surfaces having a tiled splash back. Inset stainless steel sink unit with mixer tap, space for a freestanding fridge/freezer, plumbing for an automatic washing machine and integrated electric oven with a four ring electric hob having an extractor over. Breakfast bar, tiled floor, wall mounted gas fired central heating boiler and window to the front elevation.

Bedroom 1. 12'6" x 9'11" (3.81m x 3.02m)

Double bedroom with ceiling cornice, radiator and window to the rear elevation with long distance views towards Rawdon.

Bedroom 2. 10'6" x 10'2" (3.20m x 3.10m)

Another double bedroom but could easily be utilised as another reception room or office with window to the front elevation.

Bathroom

With a white three piece suite comprising a panelled bath with shower over, low suite w.c and pedestal wash hand basin. Part tiled walls and tiled floor and heated towel rail.

Outside

Standing in well-maintained communal grounds, owners have the use of lawned gardens to enjoy. The property also has an allocated parking space with additional visitors spaces also available.

Tenure, Services And Parking

TENURE: Leasehold with the remainder of a 125 year lease which commenced on the 1st February 1991, so approximately 89 years remaining.

SERVICE CHARGE: We are informed by our clients that the current Service Charge is £1140 per annum which is paid monthly (£95). There is also a peppercorn Ground Rent.

MANAGEMENT COMPANY: Prime Estates Management Ltd.

SERVICES: All Mains Services Are Installed.

PARKING: Private Allocated Parking Space With Additional Visitor Parking Spaces Available

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Superfast Broadband up to 53 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 - Very Low

Rivers & Sea - Very Low

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>



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Council Tax Leeds

Leeds City Council Tax Band C. For further details on Leeds Council Tax Charges please visit 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 or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

Opening Hours

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

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.



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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.

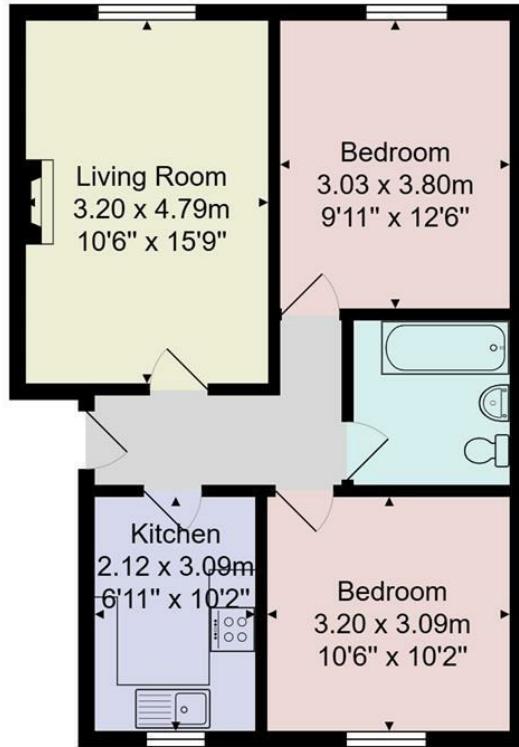
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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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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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Call us on 01943 889010
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www.shanklandbarracloough.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.



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