



76 GREENLEA AVENUE YEADON LS19 7SW

Asking price £180,000

FEATURES

- Mid Terrace Property With Potential
- Benefiting From No Onward Chain
- Sitting Room & Dining Kitchen
- Three Bedrooms & A Shower Room
- Enclosed Rear Garden With Outbuilding
- Now In Need Of Renovation
- Close to Local Schools, Transport Links & Amenities
- Tenure Freehold / EPC Rating C / Council Tax Band B
- Perfect For Those Looking For A Property To Make Their Own
- Ideal For Couples, Families Or Those Looking To Downsize



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

3 Bedroom Mid Terrace Now In Need Of Renovation In Yeadon

This terraced house presents a wonderful opportunity for those looking to create their dream home. Spanning an inviting 806 square feet, the property features a comfortable sitting room and dining kitchen which provides direct access to the rear garden, perfect for relaxation and entertaining. With three well-proportioned bedrooms, there is ample space for families, couples or those looking to downsize.

One of the standout features of this home is the enclosed rear garden, which comes complete with an outbuilding. This outdoor space offers a private retreat for gardening enthusiasts or a safe play area for children.

The house also includes a bathroom, providing essential amenities for everyday living. While the property is currently in need of renovation, this presents a unique chance for buyers to personalise the space to their taste and style. Additionally, the property benefits from having no onward chain.

Its prime location means you are conveniently close to local schools and transport links, making it an excellent choice for families and commuters alike.

This property is a blank canvas, ready for you to infuse your personal style and vision. With a little imagination and effort, this house can be transformed into a delightful home in a sought-after area.

To arrange a viewing contact Shankland Barraclough Estate Agents in Otley.

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 Hall

With a double glazed entrance door, stairs up to the first floor and useful store cupboard.

Sitting Room 13'0" x 12'0" (3.96m x 3.66m)

With fitted gas fire, radiator, four wall light points and window to the front elevation.

Dining Kitchen 18'11" x 8'10" (5.77m x 2.69m)

With a range of base and wall units, cupboards and drawers with co-ordinating work surfaces. Inset one and a half bowl sink unit with mixer tap, space for a freestanding fridge/freezer, plumbing for an automatic washing machine and provision for an electric cooker. Wall mounted gas fired central heating boiler, radiator, window and door to the rear garden.

First Floor

Landing

Bedroom 1. 11'9" x 10'5" (3.58m x 3.18m)

With radiator and window to the front elevation.

Bedroom 2. 10'5" x 9'1" (3.18m x 2.77m)

With radiator and window to the rear elevation.

Bedroom 3. 8'10" x 8'7" (2.69m x 2.62m)

With window to the front elevation.

Shower Room

With a white suite comprising a generous shower stall, low suite w.c and pedestal wash hand basin. Tiled walls, recessed spotlights and two windows to the rear elevation.

Outside

To the rear there is a flagged patio and lawned area with brick outbuilding providing storage. Path leading out onto Woodlea Approach giving direct access to the rear garden and communal off street parking area to the front off Greenlea Avenue.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Communal Off Street Parking Area To The Front Of The Property Off Greenlea Avenue.

Please Note The Sale Is Subject To Probate Being Granted Which Was Applied For On 1st May 2026

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 - 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>

Council Tax Leeds

Leeds City Council Tax Band B. 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



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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.

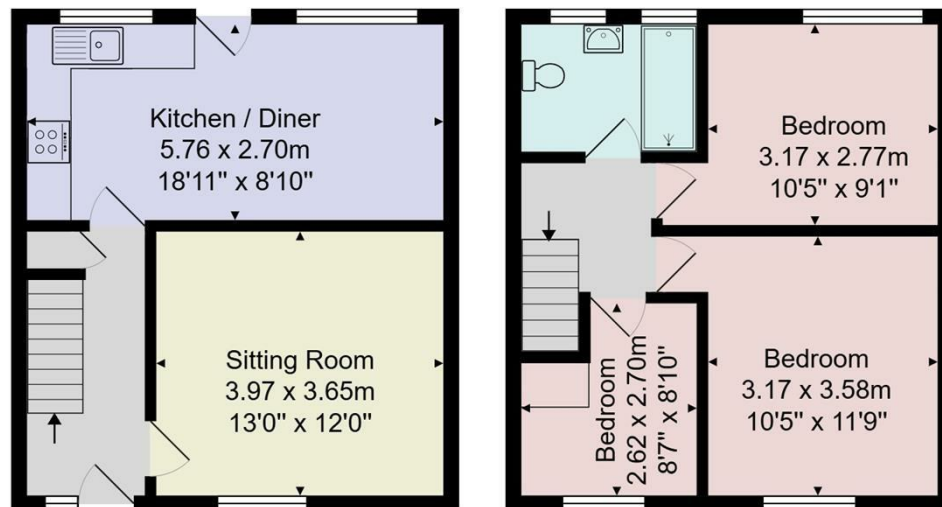
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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: 74.9 m² ... 806 ft²

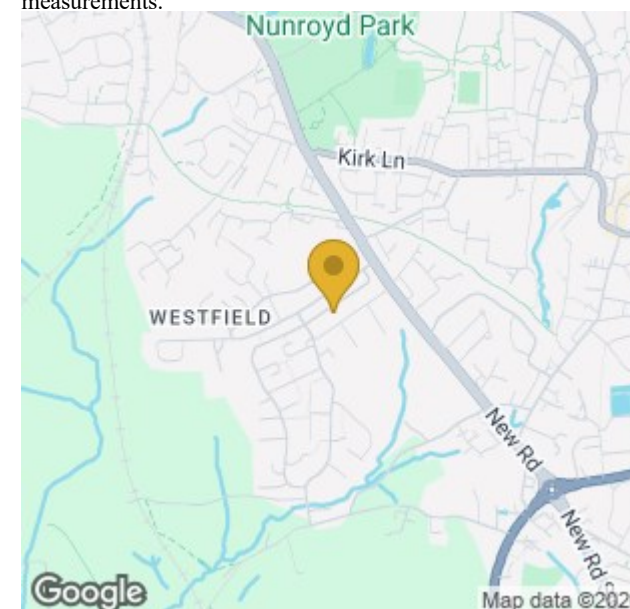
All measurements are approximate and for display purposes only.

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) A		
(81-91) B		85
(69-80) C	72	
(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.



Call us on 01943 889010

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www.shanklandbarracrough.co.uk

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