



4 GREENLEA CLOSE YEADON LS19 7JL

Asking price £270,000

FEATURES

- Extended & Well-Presented Semi-Detached Property
- Large South Westerly Facing Garden Ideal For Outdoor Entertaining
- Entrance Vestibule And Light & Airy Sitting Room
- Smart Modern House Bathroom With Three Piece Suite
- Enviably Cul-De-Sac Location Close To Schools & Transport Links
- Terrific Living Dining Kitchen With Access To The Rear Garden
- Driveway Providing Off Road Parking & A Detached Garage
- Three Bedrooms With One Being Ideal For A Home Office
- Freehold / EPC Rating D / Council Tax Band B
- Ideal Opportunity For A Variety Of Buyers



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Extended & Well-Presented 3 Bedroom Semi-Detached Home

Nestled in the tranquil cul-de-sac of Greenlea Close, Yeadon, this charming three-bedroom house offers a delightful blend of comfort and modern living. Upon entering, you are welcomed into a well-presented reception room, perfect for relaxing or entertaining guests. The heart of the home is undoubtedly the extended dining kitchen, which provides ample space for family meals and gatherings, making it an ideal setting for culinary enthusiasts.

The property incorporates two double bedrooms and a further single bedroom which would also make an ideal office for those working from home. The smart modern bathroom is tastefully designed, comprising a white three piece suite.

Outside, south westerly facing garden is a true highlight, featuring both a patio and a lawn, providing an excellent space for outdoor activities, gardening, or simply enjoying the fresh air. This outdoor area is perfect for families or anyone who enjoys the outdoors.

With its convenient location in a quiet cul-de-sac, this home offers a sense of community while still being close to local amenities. Whether you are a first-time buyer or looking to settle down in a serene environment, this property is a wonderful opportunity not to be missed.

To arrange a viewing please 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 & Apperley Bridge railway stations 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 area as you enter the property having a fitted cupboard, providing an ideal space for your coats and shoes. Vinyl tiled floor and double glazed entrance door.

Sitting Room 15'9" x 14'8" (4.80m x 4.47m)

A good sized light and airy reception room having three wall light points, laminate wood flooring, radiator, stairs up to the first floor and window to the front elevation.

Dining Kitchen 17'1" x 14'8" (5.21m x 4.47m)

A terrific extended dining kitchen, the 'heart' of any home providing a great social space with a range of base and wall units incorporating a cupboards, drawers, breakfast bar and coordinating work surfaces with a tiled splash back. Inset sink unit with mixer tap, integrated double electric oven with a recently fitted four ring induction hob with hood over. Space for an American style fridge/freezer and dryer, plumbing for an automatic washing machine, laminate wood flooring, radiator, window to the rear elevation and door out to the rear garden.

First Floor

Landing

With ceiling cornice, window to the side elevation and laddered access to the boarded roof void with light.

Bedroom 1. 13'3" x 8'2" (4.04m x 2.49m)

A well-presented double bedroom with radiator and window to the front elevation.

Bedroom 2. 10'0" x 8'2" (3.05m x 2.49m)

Another double bedroom with radiator and window to the rear elevation overlooking the rear garden and enjoying long distance glimpses across valley.

Bedroom 3. 10'5" x 6'3" (3.18m x 1.91m)

A single bedroom which would also make an ideal office for those working from home with fitted bulkhead cupboard, radiator and window to the front elevation.

Modern House Bathroom

A smart and modern house bathroom with a white three piece suite comprising a panelled bath with fixed shower head and attachment, low suite w.c and wash basin with cupboards under. Heated towel rail, predominantly tiled walls, vinyl flooring and window to the rear elevation.



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Outside

To the front of the property there is a neatly presented lawned area with slate chipping flower borders, whilst to the side of the property there is a concrete driveway providing parking for numerous vehicles. At the top of the drive there is a detached garage 16'3" x 8'2" with up and over door and window to the side elevation. To the rear there is an enclosed south westerly facing garden, the perfect space for entertaining with a large flagged patio ideal for alfresco dining and a further lawned garden ideal for a growing family to enjoy.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway Providing Off Road Parking

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>

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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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.

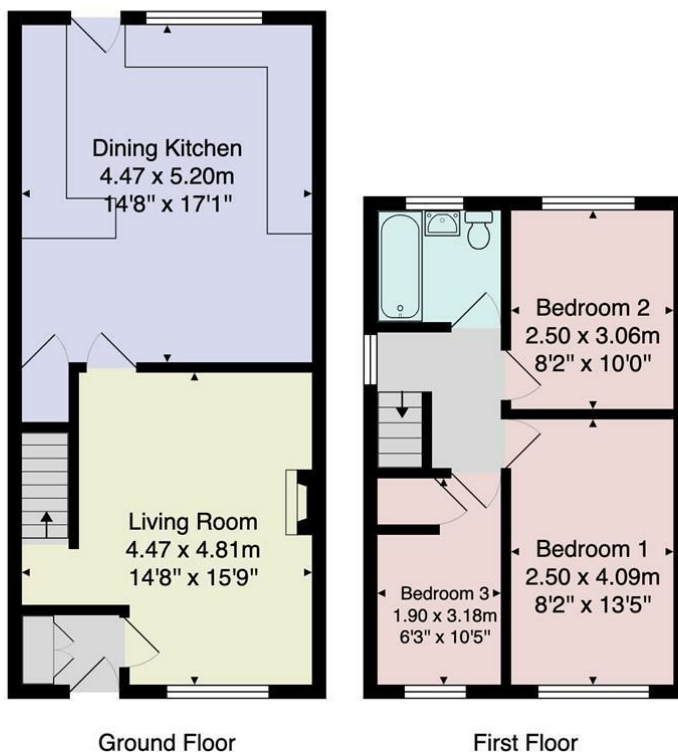
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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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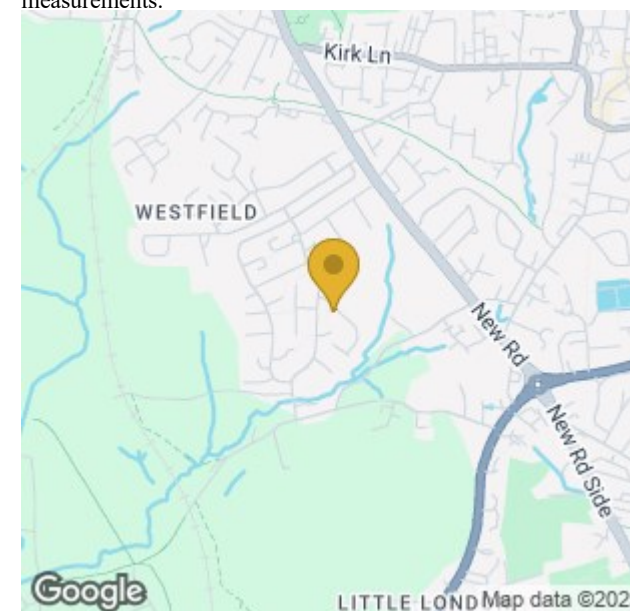
Total Area: 78.8 m² ... 848 ft²

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		87
(69-80) C		
(55-68) D	65	
(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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