



# 7 BANKSFIELD GROVE YEADON LS19 7LN

**Asking price £360,000**

## FEATURES

- Modernised Semi-Detached Property With Stunning Views
- Superb Open Plan Living Dining Kitchen With Access To The Rear Garden
- Welcoming Entrance Hall & Bedroom/Playroom/Office Providing Versatility
- Driveway Providing Off Road Parking With Electric Charger
- Breath-Taking Views To The Rear Over Open Fields & The Countryside Beyond
- Cosy Sitting Room With Feature Living Flame Gas Fire
- Landscaped Rear Garden With Large Patio & Lawned Area Enjoying Countryside Views
- Two Further Bedrooms With Large Eaves Cupboards & Modern House Bathroom
- Tenure Freehold / EPC Rating D / Council Tax Band C
- Ideal Opportunity For A Variety Of Buyers To Enjoy This Turn Key Home




**SHANKLAND  
BARRACLOUGH**  
ESTATE AGENTS

# 3 Bedroom Semi-Detached With Breathtaking Countryside Views

If you are looking for a home with stunning countryside views then look no further.

Situated in the sought after and popular residential area of Banksfield Grove, Yeadon, this delightful semi-detached house presents an ideal opportunity for a variety of buyers seeking a turn-key home. The property boasts three well-proportioned bedrooms, with one having the potential to be used as a playroom or home office, making it perfect for families or those looking for extra space.

Upon entering, you are welcomed into a cosy sitting room, complete with a feature living flame gas fire, creating a warm and inviting atmosphere for relaxation or entertaining guests. The heart of the home is undoubtedly the superb open plan living dining kitchen, which offers a seamless flow and easy access to the beautifully landscaped rear garden. This space is perfect for both everyday living and special occasions.

The rear garden is a true highlight, featuring a large patio area that is ideal for al fresco dining or simply enjoying the fresh air. From this vantage point, you can take in the breath-taking views over open fields, providing a serene backdrop to your outdoor activities.

Additionally, the property includes off road with the addition of an electric charging point, ensuring convenience for residents. With its combination of comfort, style, and stunning surroundings, this home is sure to appeal to those looking for a peaceful yet vibrant community.

Don't miss the chance to make this lovely property your own and call Shankland Barraclough Estate Agents in Otley to arrange a viewing.

## 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

A welcoming light and airy entrance hall having composite entrance door, attractive vinyl flooring, radiator and stairs up to the first floor with understairs cupboard.

### Sitting Room 14'9" x 11'1" (4.50m x 3.38m)

A cosy reception room having a feature fireplace with stone effect chimney breast and recessed living flame gas fire. Three wall light points, window to the front elevation and opening into:

### Dining Kitchen 19'9" x 13'0" (6.02m x 3.96m)

A stunning dining kitchen which has been opened up by the current owners to create a terrific space ideal for family living and entertaining. The kitchen incorporates a range of fitted modern base and wall units incorporating cupboards, drawers, under unit lighting and Quartz work surfaces with upstands. Inset stainless steel sink unit with mixer tap, integrated appliances including a fridge, freezer, dishwasher, wine cooler and washing machine as well as a feature multifuel range oven with hood over. Cupboard housing the central heating boiler, recessed spotlights, vinyl flooring, two upright radiators window to the rear and sliding doors out to the rear garden all enjoying breath-taking countryside views.

### Bedroom 3/Playroom/Office 11'4" x 8'2" (3.45m x 2.49m)

Currently being used as a bedroom but could also be utilised as a snug, playroom or office for those working from home. Radiator and window to the front elevation.

## First Floor

### Landing

With window to the side elevation.

### Bedroom 1. 10'11" x 10'2" (3.33m x 3.10m)

With window to the rear elevation having superb views over open fields. Large eaves cupboard providing an excellent space for clothes and storage.

### Bedroom 2. 10'11" x 10'1" (3.33m x 3.07m)

A third double bedroom with window to the front elevation and again benefiting from a large eaves storage cupboard.

### Bathroom

A smart house bathroom with a modern suite comprising a low suite w.c, wash basin with drawer under and panelled bath with rainfall shower and shower attachment. Heated towel rail, part tiled walls and tiled floor, recessed spotlights and window to the side elevation.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

### Outside

The property stands on a terrific plot with a lawned front garden having flower borders housing mature shrubs and plants with a driveway to the side providing off road parking and having an electric car charger. The rear garden is a terrific size having a large flagged patio ideal for alfresco dining and barbeques on a summers day. There is also a lawned area, a perfect space for children to enjoy with the whole garden enjoying absolutely superb views over open fields and the countryside beyond, a beautiful backdrop to enjoy this wonderful garden.

### 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 10000 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 C. 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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



26 KIRKGATE, OTLEY, WEST YORKSHIRE, 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.

### 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.

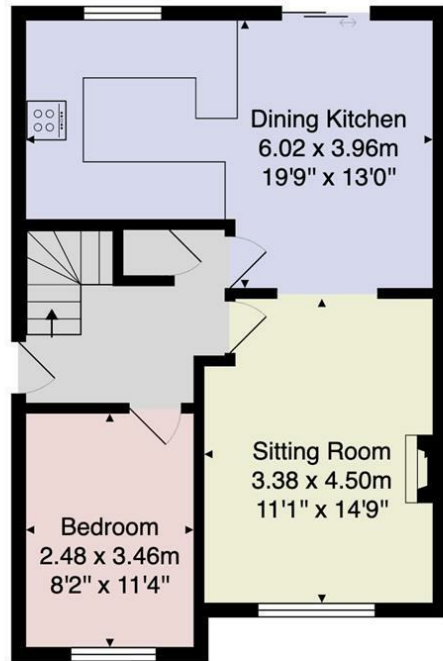
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### Please Note

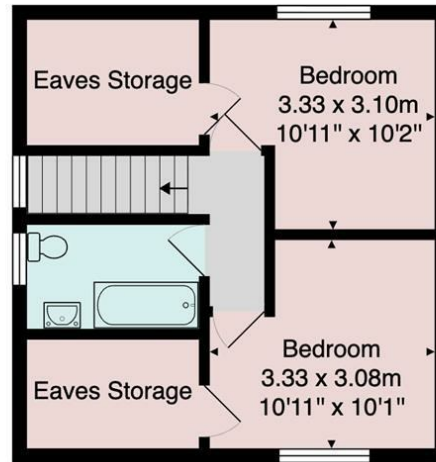
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



Ground Floor



First Floor

Total Area: 91.8 m<sup>2</sup> ... 989 ft<sup>2</sup>

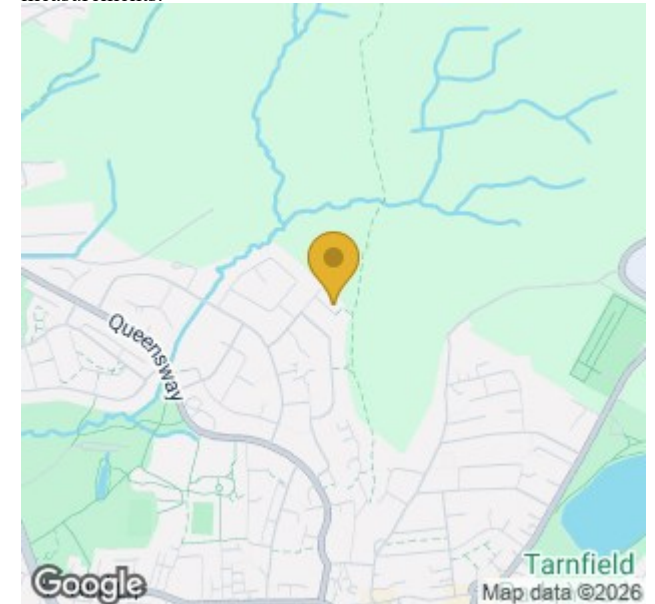
All measurements are approximate and for display purposes only.

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

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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  
[info@shanklandbarracough.co.uk](mailto:info@shanklandbarracough.co.uk)  
[www.shanklandbarracough.co.uk](http://www.shanklandbarracough.co.uk)

**SHANKLAND**  
**BARRACLOUGH**  
 ESTATE AGENTS