



4 FERNBANK TERRACE, YEADON LS19 7HA

Asking price £245,000

FEATURES

- Three Bedroomed Stone Built Through Terraced House
- Attractive Rear Garden That Looks Out Over An Open Green A Wooded Area
- Sitting Room With An Exposed Fireplace And A Wood Burning Stove Inset
- Kitchen With A Built In Oven & Hob, Breakfast Bar And Feature Exposed Brick Walling
- Four Piece House Bathroom That Includes A Walk In Shower & A Roll Top Bath
- Useful Basement Cellar
- EPC Rating D / Tenure Freehold / Council Tax B
- Offered With The Advantage Of Having NO ONWARD CHAIN.



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Smartly Presented 3 Bedroom Stone Terrace With A Garden

Nestled in the charming area of Fernbank Terrace, Yeadon, this delightful mid-terrace house presents an excellent opportunity for both first-time buyers and those seeking a tranquil retreat. Spanning an impressive 883 square feet, the property boasts three bedrooms and a stylish bathroom, making it an ideal choice for small families or couples.

Upon entering, you are welcomed into a cosy sitting room, which features a charming wood-burning stove and beautifully stripped exposed floorboards, creating a warm and inviting atmosphere. This space is perfect for relaxing evenings or entertaining guests. The modern four-piece bathroom is a standout feature, complete with a luxurious roll-top bath and a convenient walk-in shower, ensuring both comfort and style.

The property benefits from a good-sized rear garden that backs onto an open green and wooded area, providing a peaceful outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the location is highly desirable, offering easy access to the town centre and nearby shopping facilities, making daily errands a breeze.

With the added advantage of no onward chain, this home is ready for you to move in and make it your own. Whether you are looking to invest or settle down, this property in Yeadon is a wonderful opportunity not to be missed.

All viewings are by appointment. To arrange to look around this fine home, please contact Shankland Barraclough Estate Agents.

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 Guiseley Train Station providing a direct service to both cities. Leeds Bradford airport is also conveniently within easy reach for holidays or commuting further afield.

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

GROUND FLOOR

Sitting Room 14'7" x 13'1 (4.45m x 3.99m)

An attractive reception room having a focal exposed fireplace with a warming wood burning stove inset. Stripped and polished floorboards, a central heating radiator, window and a door to the rear and the garden beyond.

Kitchen 14'8" x 7'5" (4.47m x 2.26m)

Offering a range of fitted units, worksurfaces over and a sink unit inset. Built in electric oven and four ring gas hob, space and plumbing for a dishwasher and an integrated fridge-freezer. Stripped and polished floorboards tother with an exposed brick wall add feature and character to the kitchen, which also has a central heating radiator, a breakfast bar and a door to the front elevation.

BASEMENT

Cellar 18' x 7'5" (5.49m x 2.26m)

Useful addition area with power supplied.

FIRST FLOOR

Bedroom 1. 14'7" x 13'3" (4.45m x 4.04m)

A generous proportioned bedroom benefitting from having two large modern wardrobes fitted to the alcoves providing excellent hanging and storage space. Focal fireplace to the chimney breast and stripped and polished floorboards add character to the room. Central heating radiator and a window to the rear looking over the gardens and the open green.

House Bathroom

Complemented by tiled walls and flooring, the bathroom is fitted with a smart four piece suite that includes a claw foot roll top bath, a walk in shower, wash hand basin and a low level wc. Central heated towel rail and a window to the front elevation.

SECOND FLOOR

Bedroom 2. 13'2" x 11'1" max (4.01m x 3.38m max)

Another lovely room having a pitched ceiling with exposed beams and a Velux styled window inset, stripped and polished floorboards and an exposed brick chimney breast. Central heating radiator and useful eaves storage cupboard.

Bedroom 3. 8'2" x 7'4" (2.49m x 2.24m)

A third bedroom or a perfect office for those who work from home, having a dormer window to the front and a central heating radiator.

OUTSIDE

Garden

The property benefits from having an attractive and good sized garden to the rear beyond the access footpath, being fully enclosed by fencing, having a lawn with borders and a paved



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

patio at the end. The gardens also benefit from looking on to an open green and small wooded area for a very pleasant outlook. The garden also enjoys a westerly aspect making the most of the afternoon and early evening sunshine.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street

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 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



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



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.

Offer Acceptance & AML Regulations

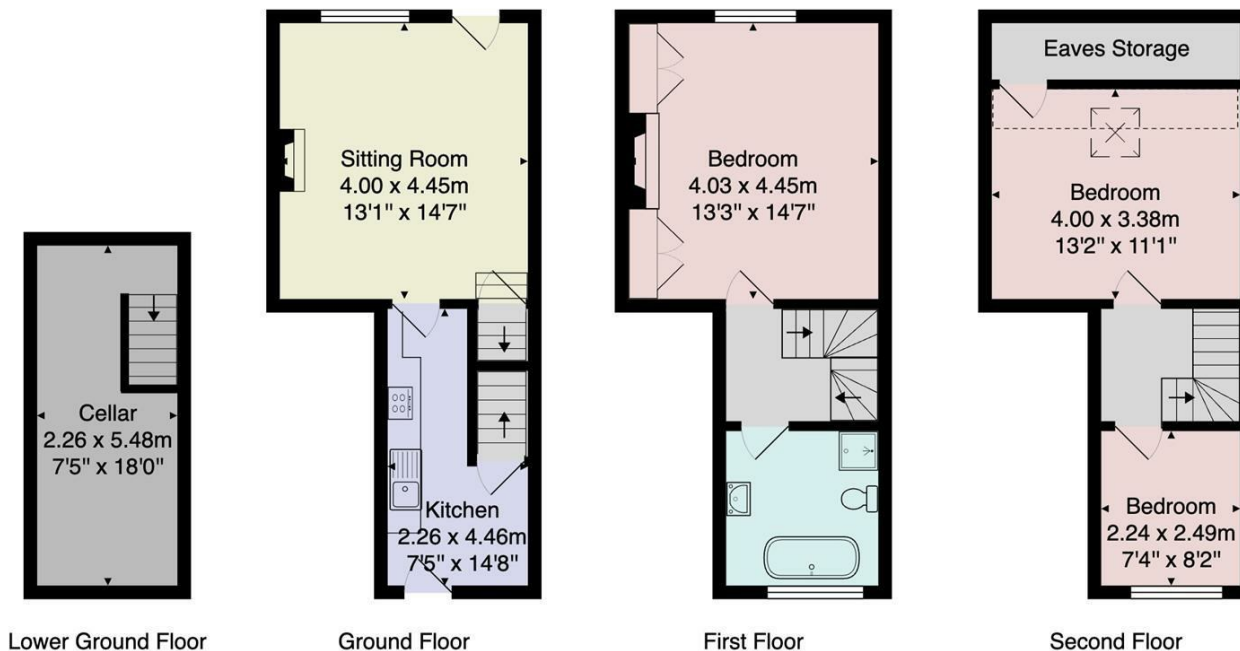
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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.

Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The property is currently tenanted with the end of the tenancy being December 2025. The sale is offered with no onward chain and it will be vacant possession upon the tenants vacation in line with their agreement. 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



Total Area: 98.0 m² ... 1055 ft²

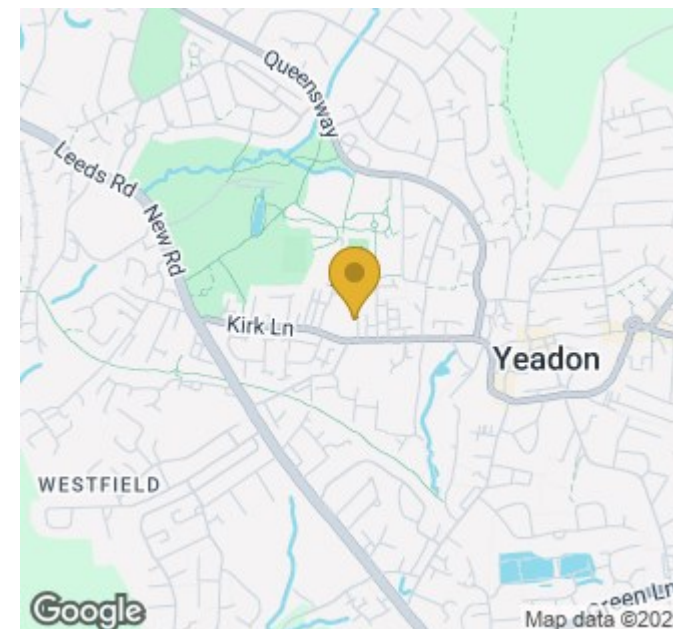
All measurements are approximate and for display purposes only.

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

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	81
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.



T: Call us on 01943 889010

E: info@shanklandbarracrough.co.uk

W: www.shanklandbarracrough.co.uk

SHANKLAND
BARRACLOUGH
ESTATE AGENTS