



60 BANKDFIELD CRES YEADON LS19 7JY

Asking price £315,000

FEATURES

- Light & Airy Semi-Detached Home
- Welcoming Entrance Hall & Generous Sitting Room
- Dining Room With Adjoining Kitchen With Potential To Create A Dining Kitchen
- Conservatory Overlooking The Garden Providing Extra Living Space & Kitchen
- Three Bedrooms Of Which Two Are Decent Doubles
- House Bathroom With A Three Piece Suite
- Attractive Long Distance Views Across The Valley
- Tenure Freehold / EPC Rating C / Council Tax Band C
- Flagged Tiered Garden With Pond, Garage & Block Paved Driveway
- Ideal Opportunity For A Variety Of Buyers, Close To Amenities & Schools



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ESTATE AGENTS

3 Bedroom Semi-Detached With Garage & Long Distance Views

Located in the charming area of Banksfield Crescent, Yeadon, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 930 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests. The well-proportioned three bedrooms provide ample space for families or those seeking a home office allowing you to enjoy the picturesque views across the valley throughout the year.

The dining room, which adjoins the kitchen, presents an excellent opportunity to create a spacious dining kitchen that suits modern living subject to the necessary regulations and a lovely conservatory extends the living space, with direct access to the low maintenance rear garden.

The property features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. The outdoor area is equally appealing, featuring a flagged tiered garden complete with a tranquil pond, perfect for unwinding after a long day. Additionally, a garage offers convenient storage and a block paved driveway provides parking for two cars.

This property is ideally situated close to local amenities, making it a fantastic opportunity for a variety of buyers, whether you are a first-time homeowner, a growing family, or looking to downsize. With attractive long-distance views across the valley, this home is not just a place to live, but a serene retreat to enjoy.

Don't miss the chance to make this charming house your new home and contact 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 entrance hall with a double glazed entrance door, dado rail, ceiling cornice, radiator, window to the side elevation and stairs up to the first floor.

Sitting Room 14'1" x 11'11" (4.29m x 3.63m)

A light and airy reception room having a feature fireplace with fitted gas fire. Ceiling cornice & rose, ornate plaster work to walls, dado rail, radiator and double doors into:

Dining Room 10'3" x 8'2" (3.12m x 2.49m)

Another reception room adjoining the kitchen, providing scope to create a dining kitchen subject to the necessary regulations. With radiator, ceiling cornice & rose, ornate plasterwork, sliding doors into conservatory and door into:

Kitchen 10'7" x 7'5" (3.23m x 2.26m)

With a range of base and wall units incorporating cupboards, drawers and coordinating work surfaces with a tiled splash back. Inset one and a half bowl sink unit with mixer tap, space for a free-standing fridge/freezer and dryer, plumbing for an automatic washing machine and provision for an electric oven, Wood effect flooring, fully tiled walls, wall mounted central heating boiler, window to the side elevation and door out to the rear garden.

Conservatory 10'6" x 9'3" (3.20m x 2.82m)

A great addition to the property with an attractive outlook and double doors into the garden. Wood effect flooring and radiator.

First Floor

Landing

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

Bedroom 1. 12'11" x 10'6" (3.94m x 3.20m)

A good sized double bedroom with a range of fitted wardrobes with overhead cupboards, dado rail, ceiling cornice and bay window to the front elevation enjoying long distance views across the valley.

Bedroom 2. 10'6" x 9'4" (3.20m x 2.84m)

A second double bedroom with ceiling cornice, radiator and window to the rear elevation.

Bedroom 3. 7'7" x 7'4" (2.31m x 2.24m)

Currently being used as an office but would also make an ideal single bedroom or nursery with fitted bulkhead cupboard, radiator, ceiling cornice and window to the front elevation.

Bathroom

With a three piece suite comprising panelled bath with shower over, low suite w.c and pedestal wash hand basin. Heated towel rail, tiled walls, recessed spotlights and window to the rear elevation

Outside

Garage 18'11" x 8'7" (5.77m x 2.62m)

With an up and over door, light, power and window to the side elevation.

Garden

A low maintenance and enclosed tiered rear garden which is predominantly flagged, with garden pond, rockery and greenhouse. A block paved driveway to the side of the property provides off road parking for numerous vehicles with lawned garden having flower borders to the front.



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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 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.

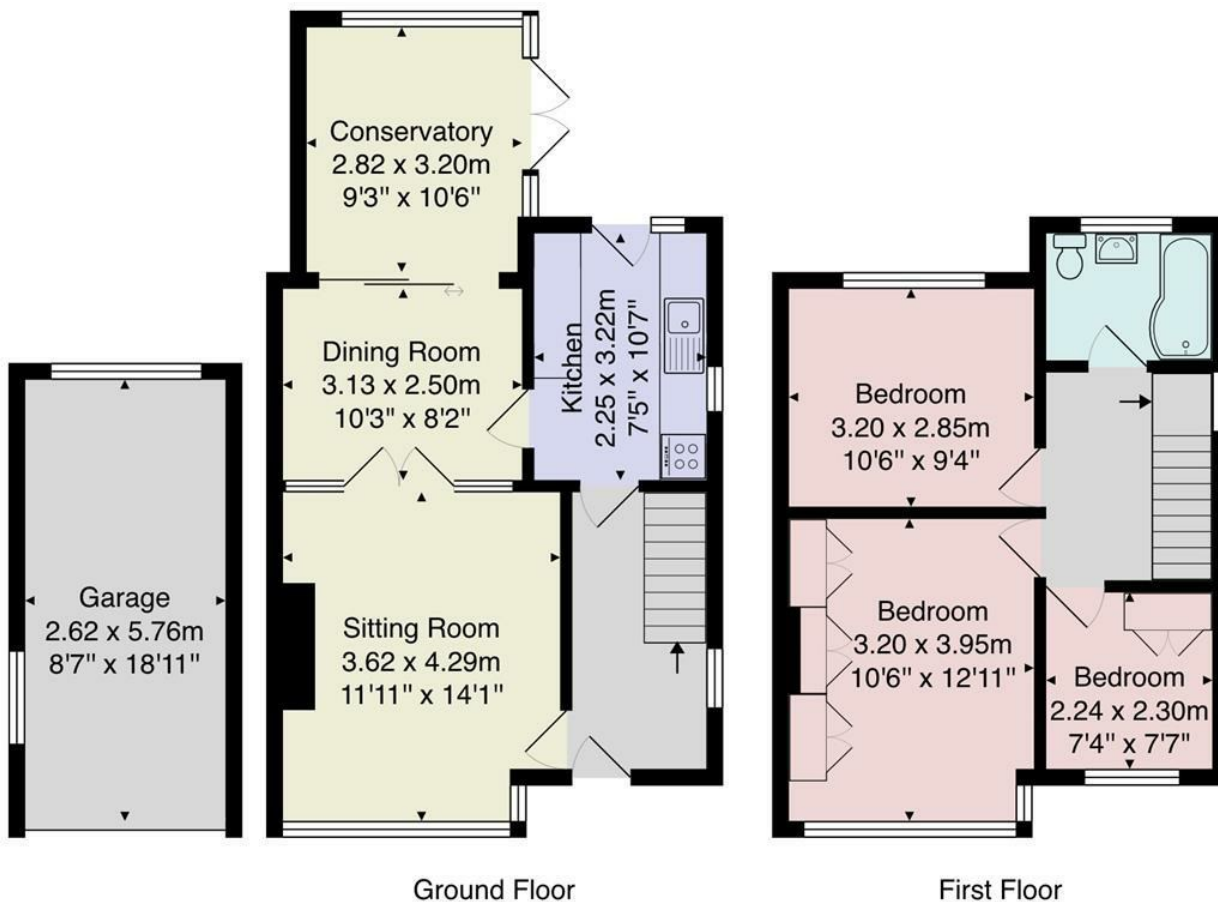
The initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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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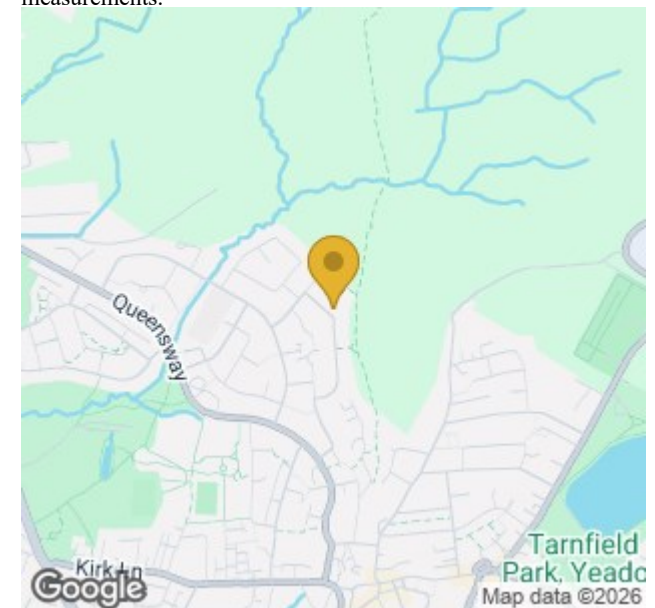
Total Area: 86.4 m² ... 930 ft² (excluding garage)

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		83
(69-80) C	69	
(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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