



# 57 GREENLEA ROAD YEADON LS19 7SN

**Asking price £299,950**

## FEATURES

- A Beautifully Presented Family Home Modernised By The Current Owners
- Terrific Open Plan Living Accommodation Incorporating a Sitting Room & Dining Area
- Smart Kitchen With A Range Of Integrated Appliances
- Family Room Providing An Additional Reception Room
- Three Well-Proportioned Bedroom With The Master Having Fitted Wardrobes
- Luxurious House Bathroom Enjoying A Four Piece Suite With Freestanding Bath
- Enclosed Astro Turfed Rear Garden Ideal For A Growing Family
- Freehold / Council Tax Band C / EPC Rating C
- Close To Local Amenities, Transport Links & Local Schools
- No Onward Chain And In A Popular & Sought After Residential Area



**SHANKLAND  
BARRACLOUGH**  
ESTATE AGENTS

# Beautifully Presented & Modernised Three Bedroomed Family Home

Situated in a popular residential area close to local amenities, schools and transport links, this beautifully presented semi-detached house is an ideal home for a growing family. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The heart of the home features a terrific open plan living area, perfect for both entertaining guests and enjoying family time.

The property boasts two inviting reception rooms, providing flexibility for various uses, whether it be a cosy lounge or a playroom for the children. The family room adds extra space, ensuring that everyone can find their own nook to relax or engage in activities.

As you enter, you will be greeted by an expanded and spacious entrance hall, setting a welcoming tone for the rest of the home. The modernised bathroom is designed with contemporary fittings, ensuring convenience for the whole family.

For those with vehicles, the property offers parking for two cars, a valuable feature in this desirable area.

This home is not just a property; it is a lifestyle choice, perfectly suited for families seeking a blend of comfort, style, and practicality. With its modern touches and spacious layout, this residence is ready to welcome its new owners. Don't miss the opportunity to make this delightful house your new home and arrange a viewing by contacting 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 smartly presented accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING, NEWLY INSTALLED UPVC WINDOWS & COMPOSITE DOOR and with approximate room sizes, comprises:

## Ground Floor

### Spacious Entrance Hall 15'1" x 8'9" (4.60m x 2.67m)

A welcoming entrance hall which has been extended by the current owners to provide a terrific space ideal for coats and shoes. Composite door, fitted cupboard, vinyl flooring, ceiling cornice, radiator and stairs up to the first floor with cupboard under.

### Open Plan Sitting Room & Dining Area 16'9" x 15'9" (5.11m x 4.80m)

A wonderful space ideal for modern family living and entertaining with French doors out to the rear garden. Contemporary fireplace housing a gas fire, ceiling cornice, radiator, part vinyl flooring and window to the side elevation.

### Modern Kitchen 9'11" x 6'7" (3.02m x 2.01m)

A smart recently fitted kitchen with a range of modern base and wall units incorporating cupboards and drawers with Quartz work surfaces and upstands having under unit lighting. Inset one and a half bowl stainless steel sink with mixer tap, integrated electric oven with microwave, dishwasher, fridge/freezer, washing machine and induction hob with extractor over. Vinyl flooring, recessed spotlights, velux window, further window to the side elevation and door out to the garden.

### Family Room 15'11" x 7'6" (4.85m x 2.29m)

A superb additional reception room which could also be utilised as a bedroom or home office with recessed spotlights, dado rail, radiator and window to the front elevation.

## First Floor

### Landing

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

### Bedroom 1. 15'0" x 8'9" (4.57m x 2.67m)

A stylish principal bedroom having recessed fitted wardrobes, ceiling cornice, radiator and window to the front elevation.

### Bedroom 2. 11'10" x 9'9" (3.61m x 2.97m)

Another good sized double bedroom with ceiling cornice, radiator and window to the rear elevation.

### Bedroom 3. 8'3" x 7'5" (2.51m x 2.26m)

A comfortable single bedroom with ceiling cornice, radiator and window to the front elevation.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



### **Luxurious Family Bathroom**

A beautifully presented family bathroom with a modern four piece suite comprising a double ended freestanding bath, shower stall with fixed head and shower attachment, low suite w.c and wash basin with cupboard under. Full length heated towel rail, part tiled walls and tiled floor, recessed spotlights and windows to both the side and rear elevation.

### **Outside**

To the front of the property there is a tarmacadam driveway providing off road parking with a path leading around to the rear where there is an enclosed astro turfed 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 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.

### **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





### **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.

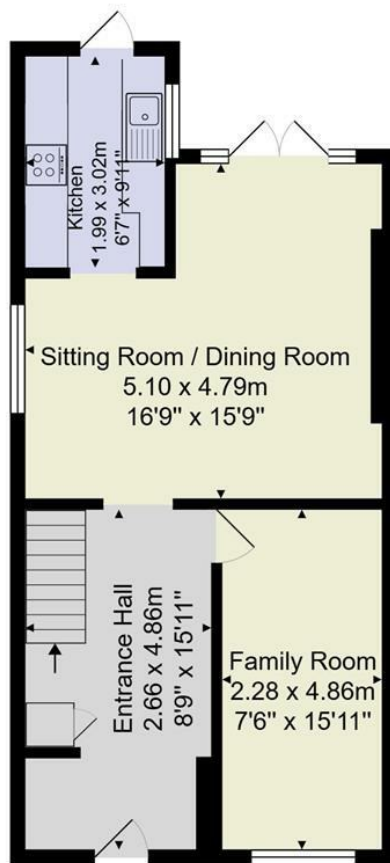
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### **Please Note**

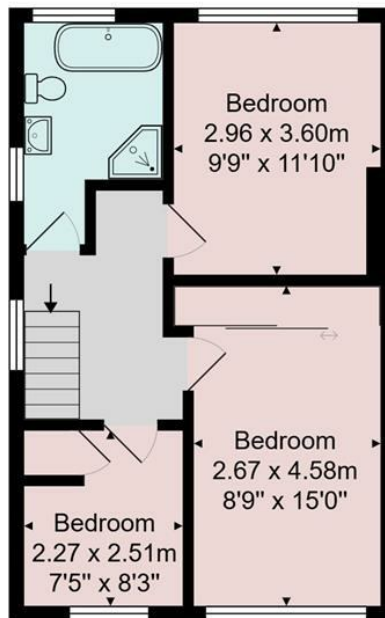
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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: 95.7 m<sup>2</sup> ... 1031 ft<sup>2</sup>

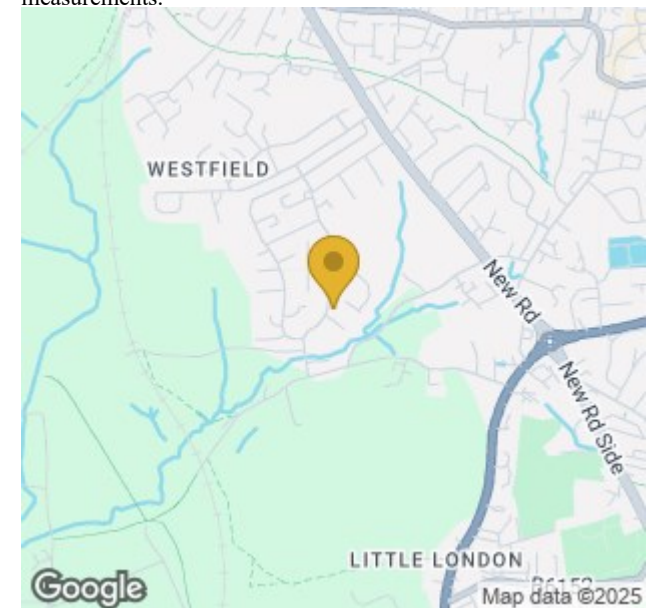
All measurements are approximate and for display purposes only.

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>		
(69-80) <b>C</b>	69	81
(55-68) <b>D</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@shanklandbarracrough.co.uk](mailto:info@shanklandbarracrough.co.uk)  
[www.shanklandbarracrough.co.uk](http://www.shanklandbarracrough.co.uk)

**SHANKLAND  
BARRACLOUGH**  
 ESTATE AGENTS