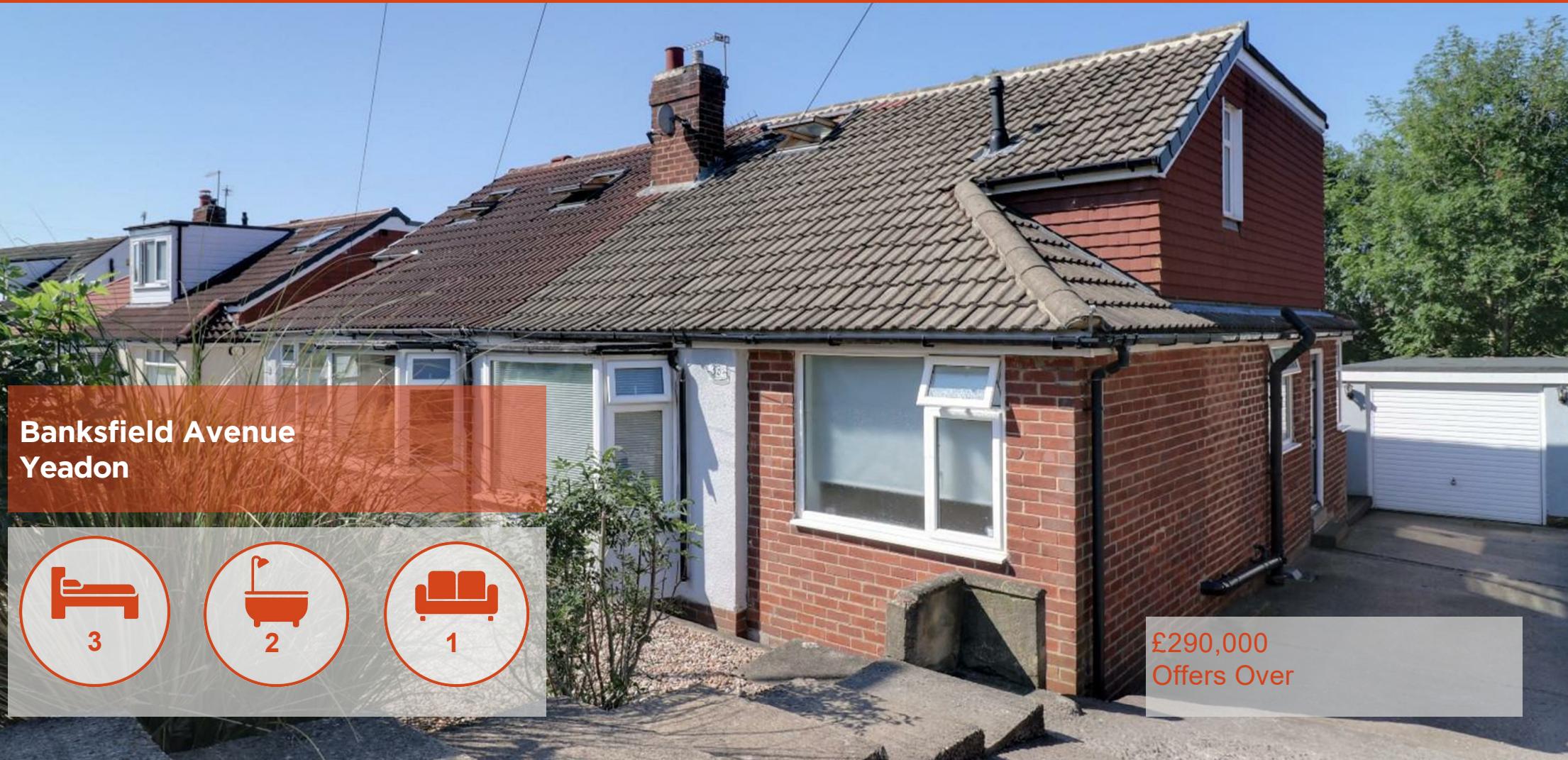


HARDISTY AND CO



HARDISTY AND CO

Council Tax Band - B

| NO CHAIN SALE | WHAT A GARDEN! Great size rooms, modern living layout with an IMPRESSIVE DINING KITCHEN, spacious lounge with access out to the rear garden & THREE DOUBLE beds., & TWO MODERN BATHROOMS. Versatile & well presented throughout, close to excellent amenities, the Park, Yeadon Tarn, SCHOOLS & with great COMMUTER LINKS. There's DRIVEWAY PARKING leading to a LARGER THAN AVERAGE GARAGE (scope to split & create home office/workshop/gym if needed). The rear garden is a real feature with LARGE DECK leading to a super lawned garden with good privacy (and space for a home office building if required)! So much on offer here in such a prime Yeadon location - do not miss out! EPC - D



INTRODUCTION

| NO CHAIN SALE | Great opportunity in such a sought after Yeadon location! Well presented and spacious three double bedroom family home with gardens to the front and rear, lengthy driveway parking and leading to a larger than average detached garage. There is scope, if needed, to split the garage and create a workshop/home office or maybe be a gym. Sited close to excellent amenities, schools, the Park, Yeadon Tarn and with great commuter links, comprises, an impressive dining kitchen to the rear, useful under stair storage, inner hallway giving access to a great size lounge with access out to the rear garden, good size double bedroom and three piece shower room. Upstairs are two further double bedrooms and a further three piece house bathroom serving this floor. A lovely modern layout for families and fabulous outside space too! The rear garden is a real feature with a large deck to the immediate rear, generous lawned area beyond, all fully enclosed and safe for both children and pets alike. There's space for a hot tub too if you wish and a

summerhouse/home office building! The garden offers great privacy, perfect for either sitting out, for the children to play or for entertaining! Not to be missed!

LOCATION

This property is situated in a very enviable location close to access routes yet retaining a semi-rural feel. Yeadon town centre has many amenities including a wide range of shops and recreational facilities with excellent local schools and is close to the neighbouring town of Guiseley and Rawdon where there are further shops and restaurants. The A65 goes directly into Leeds City centre with access routes to Bradford City centre. There is a rail link from Guiseley station and Horsforth stations to Leeds. For the more travelled, Leeds/Bradford Airport is a short drive away.

HOW TO FIND THE PROPERTY
SAT NAV - Post Code - LS19 7JX.

ACCOMMODATION

GROUND FLOOR

Timber and glazed side entrance door to ...



DINING KITCHEN

15'4" x 8'8"

A good size family space at the rear of the house with pleasant outlook and a modern fitted kitchen with integrated dishwasher, fridge and freezer, electric oven, four point gas hob and extractor fan over. One and a half bowl stainless steel sink and side drainer with mixer tap and modern tiling to splashbacks. Ample dining space and access to an understair storage cupboard with plumbing for a washing machine.

INNER HALLWAY

With staircase up to the first floor and doors to ...

LOUNGE

10'7" x 15'7"

Such a generous reception room at the rear of the house with French doors out to the garden.

BEDROOM ONE

14'0" x 10'6"

A good size, bright and airy double bedroom, flooded with natural light from the bay window to the front elevation.



BATHROOM

6'9" x 8'0"

A generous bathroom serving this floor too with a modern three piece suite - WC, pedestal wash hand basin and large corner shower enclosure with jets feature. Window to the front elevation.

FIRST FLOOR

LANDING

A lovely, light and airy landing with a window to the side elevation and doors to ...

BEDROOM TWO

11'8" x 10'7"

A double bedroom at the rear of the house with pleasant outlook over the garden.

BEDROOM THREE

10'0" x 12'6"

Another comfortable double bedroom with a window to the rear elevation overlooking the garden.

BATHROOM

5'6" x 10'7"

What a good size! Incorporates a bath with shower over, WC and pedestal wash hand basin. Fully tiled to walls and floor, heated towel rail and Velux window.

OUTSIDE

The rear garden is such a feature! Boasting a lovely, large deck leading to a generous lawn, all fully enclosed. An extended area offers space for a hot tub if required and the garden has good degree of privacy. To the front is a neat and tidy garden, lengthy driveway providing parking and leading to the large detached garage.

GARAGE

19'5" x 9'5"

With up and over door, windows to the side and rear elevations and offering great scope to split to create a gym/workshop or maybe a home office - such a good size!

BROCHURE DETAILS

Hardisty and Co prepared these details, including

photography, in accordance with our estate agency agreement.

SERVICES - Disclosure Of Financial Interests

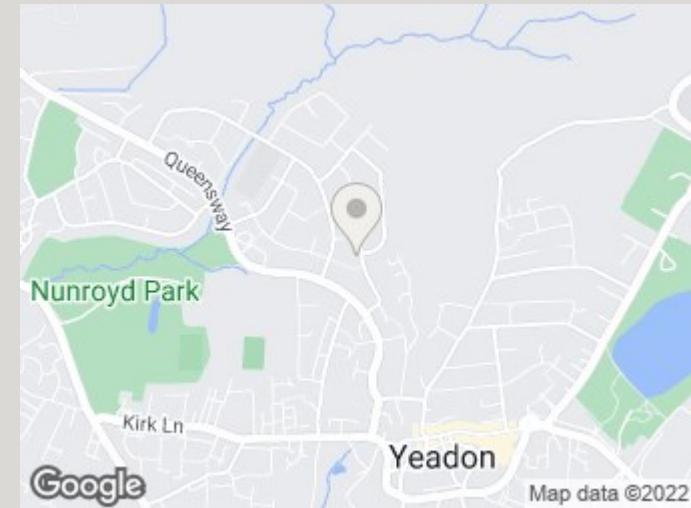
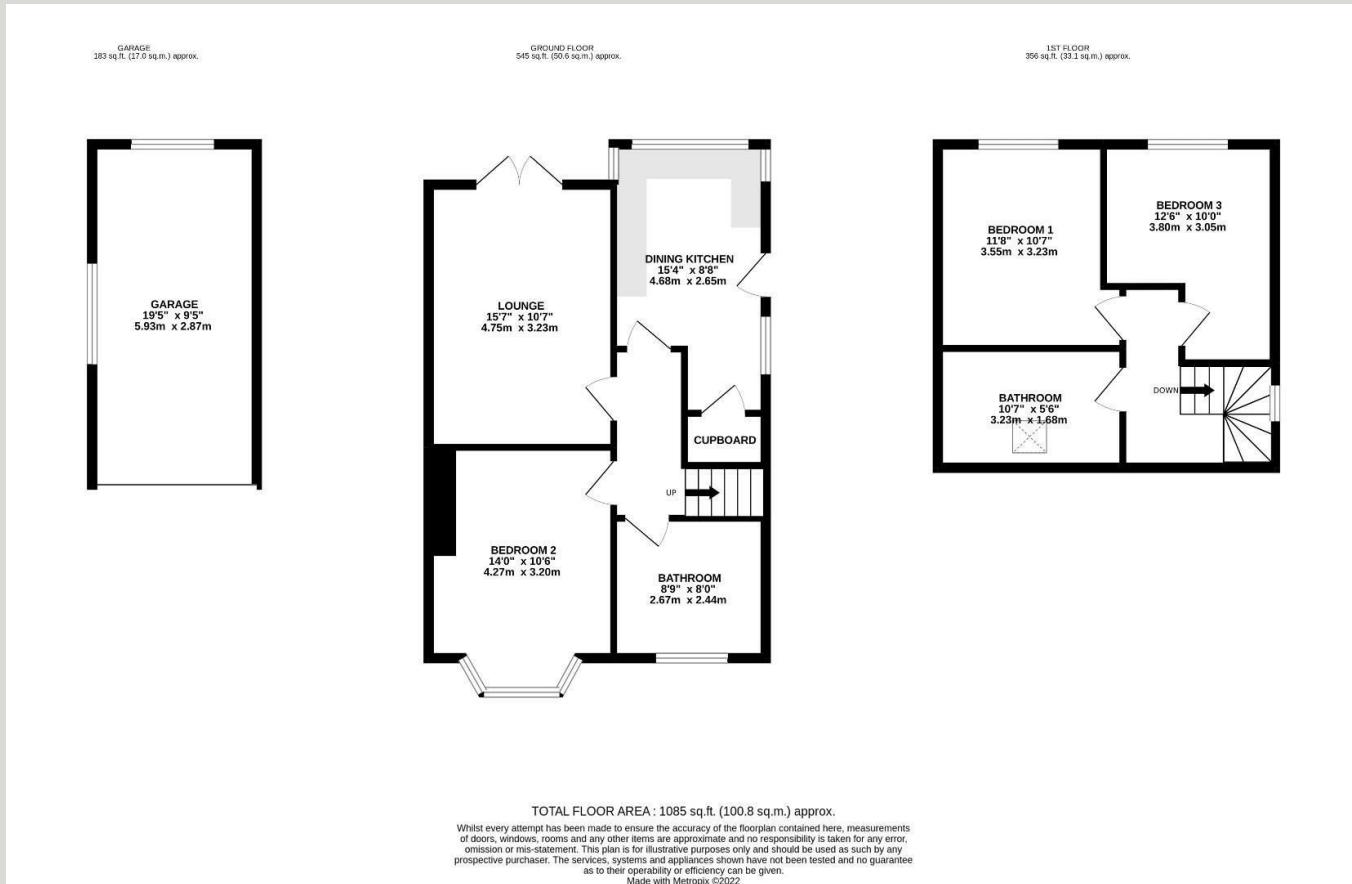
Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contactors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website.

MORTGAGE SERVICES

We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today option 3.



HARDISTY AND CO

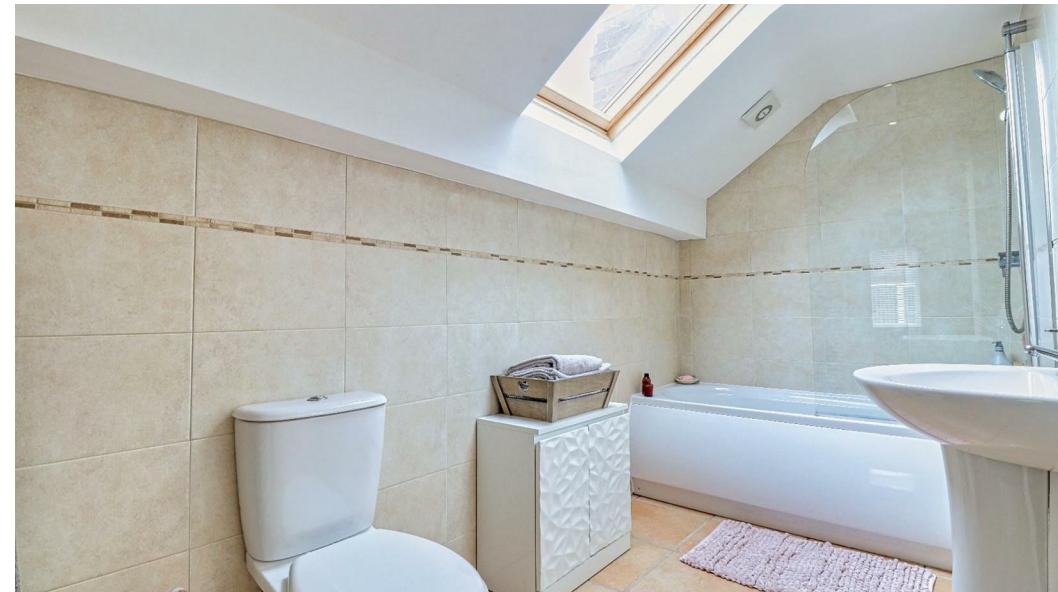


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	1	1

This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.



HARDISTY SALES

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