

HARDISTY

AND CO

Thornlea Close
Yeadon



£275,000
Guide Price

hardistyandco.com

0113 239 0012

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Located in such a great location, along this quiet cul de sac, with countryside walks on the doorstep, yet extremely convenient for amenities, schools and transport links. This extremely well presented, modern three bedroom home has a lovely rear garden. The property has a spacious lounge, good size and modern dining kitchen with French doors to the garden and a stylish, modern bathroom which complements the three bedrooms. The property has recently had a replacement eco-boiler and is ready to move straight into. Council Tax - C. EPC...D.



INTRODUCTION

Nestled in this quiet cul-de-sac is this extremely well presented, modern three bedroom home with a lovely rear garden. The property has a spacious lounge, good size and modern dining kitchen with French doors to the garden and a stylish, modern bathroom which complements the three bedrooms. The property has recently had a replacement eco-boiler and is ready to move straight into. A great location with some countryside walks on the doorstep yet extremely convenient for amenities, schools and transport links. Council Tax - C. EPC...D.

LOCATION

Thornlea Close is set in a very convenient location within walking distance for all local amenities and facilities available nearby, including an excellent range of shops, schools, restaurants and recreational facilities. Guiseley and Yeadon are both surrounded by some of the most picturesque countryside in the area. Frequent public transport services allow easy access to all neighbouring towns and villages, and the city

centres of Leeds and Bradford are within comfortable reach either by car, bus or via the excellent rail links from Guiseley station.

HOW TO FIND THE PROPERTY

SAT NAV - POST CODE - LS19 7LT.

ACCOMMODATION

TO THE GROUND FLOOR

Entrance door leading into...

LOUNGE

14'7" x 15'5"

Of excellent proportions, this room has a modern, bright decor theme and feature panelling to some areas. Plenty of space to add comfortable lounge furniture etc. Solid oak floor covering. A large window lets the light flood in. Stairs leading to the first floor.

DINING KITCHEN

8'6" x 14'5"

Fitted with a comprehensive range of modern wall, floor and drawer units with complementary worksurfaces over. Inset one and a half bowl sink

with side drainer and modern mixer tap. Integrated fridge, electric oven, four point gas hob and extractor over. Point for a dishwasher and plumbed for a washing machine. Modern splash-back tiles to walls and modern tiles to the floor. Ample space for a dining table and chairs. Patio doors open out into the garden and also provide a very pleasant garden outlook. Useful understairs storage cupboard.

TO THE FIRST FLOOR

Stairs leading up to...

LANDING

A light and airy landing with access hatch into the loft, which has a good amount of boarding and has the boiler housed here. Doors into...

BEDROOM ONE

8'0" x 14'1"

A good sized double room with pleasant decor theme. Fitted wardrobes provide good hanging and storage space. The window lets in good natural light and boasts super long distance views.



BEDROOM TWO

8'0" x 10'0"

Another double bedroom, this one with neutral decor and a view over the garden.

BEDROOM THREE

10'0" x 6'0"

A very good sized single room, this room also enjoys a lovely long distance view.

BATHROOM

6'0" x 6'0"

Fitted with a modern three piece suite comprising 'P' shaped bath with shower fitted over, low flush W.C and 'floating' vanity unit with storage below and inset wash hand basin with mixer tap. Chrome heated towel rail.

OUTSIDE

There is a driveway providing ample off-street parking for two cars. The rear garden is a particular feature, with a large paved seating/alfresco dining area, perfect for family times or if you like to entertain. A recently refurbished raised deck is the ideal place to sit

and take in the superb long distance view, whilst also catching a few rays as this is a real suntrap. There is a lawn with colourful borders. A useful summer house provides storage for garden furniture etc and also has power and light, there is space here for a tumble dryer and extra fridge if required.

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.

PLANNING & BUILDING REGS.

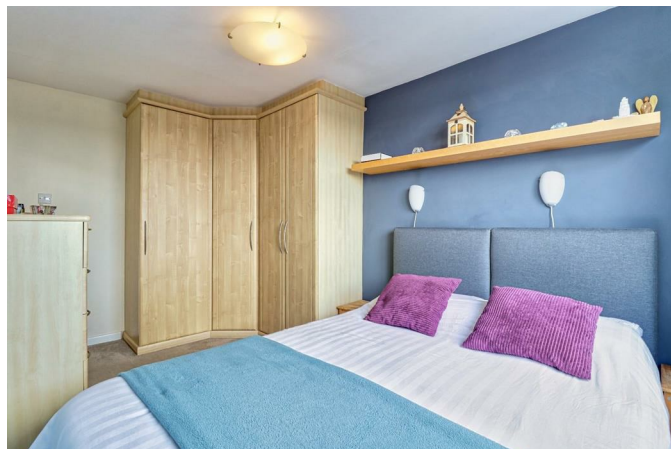
We are presently unable to confirm whether any appropriate planning permission or building regulation consents were obtained when altering the property, we do not hold on file, nor have we seen sight of any relevant supporting documents. Interested parties must satisfy themselves in this regard via their own Legal Representative.

SERVICES - Disclosure Of Financial Interests

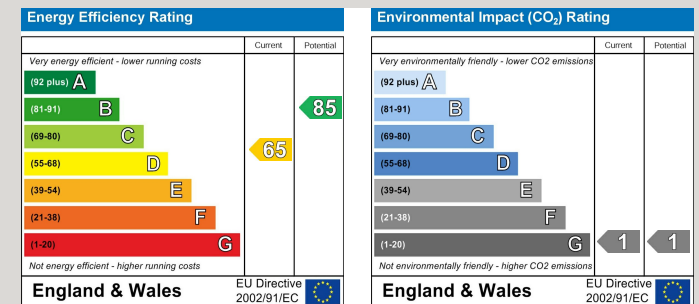
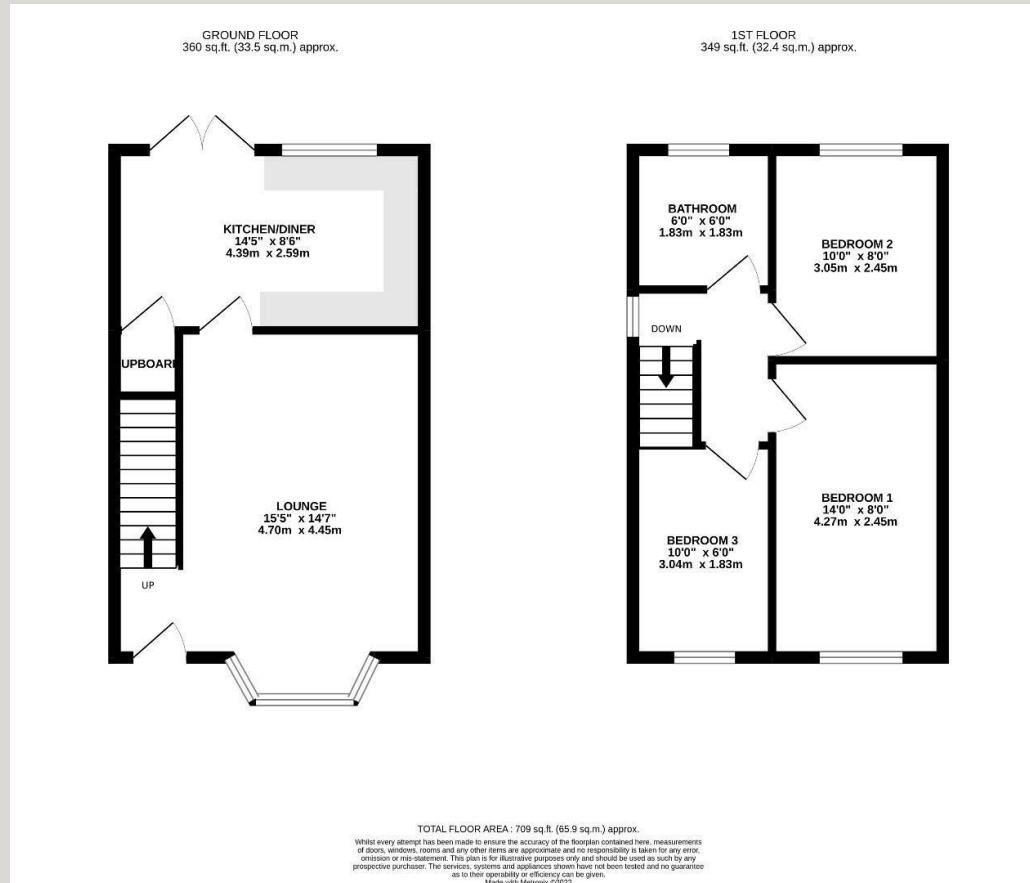
Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage 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.

BROCHURE DETAILS

Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.



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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.

