

HARDISTY AND CO

West View
Yeadon



£235,000
Price Guide

hardistyandco.com

0113 239 0012

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SPACIOUS, DOUBLE FRONTED END OF TERRACE BORDERING GUISELEY/YEADON. Conveniently placed for shops, schools & good transport links - Set over three floors with a wealth of character features. SOCIABLE DINING KITCHEN, spacious lounge with french doors LEADING TO THE GARDEN. CONVERTED BASEMENT with Games room/pool table, HOME OFFICE & store room. First Floor: TWO DOUBLE BEDROOMS, bathroom & sep WC. SCOPE TO CONVERT ATTIC, subject to permissions - Parking on-street. ENCLOSED COTTAGE GARDEN. EARLY VIEWING ESSENTIAL. NOT TO BE MISSED. CALL NOW. EPC - E



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INTRODUCTION

Impressive indeed! A double fronted end terraced property with accommodation set over three floors and french doors leading outside to an enclosed side garden. With a wealth of character features and spacious rooms, this home ticks so many boxes. There is a sociable dining kitchen, a spacious lounge with french doors and to the lower ground floor, a converted basement which offers a games room (with pool table!), a home office and a storage room. The first floor provides two double bedrooms, a modern bathroom and separate WC. There is further potential in the loft too which is ripe for conversion, subject to permissions etc. Parking on-street. Such a convenient location for both Yeadon and Guiseley amenities with good transport links too. **VIEWING IS STRONGLY RECOMMENDED TO FULLY APPRECIATE THE SPACE THAT THIS LOVELY HOME HAS TO OFFER.**

YEADON

West View. 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

From the Guiseley office proceed on the A65 towards JCT 600 roundabout. At Nunroyd Park traffic lights take a right hand turning onto Dibb Lane and left onto West View. The property is found on the left hand side identifiable by our for sale board. SAT NAV POST CODE LS19 7HU.

ACCOMMODATION

ENTRANCE HALL

A characterful first impression to the property with stripped doors and architraves. Stairs to first floor. Door leading to cellar

LOUNGE

14'8 into recess x 13'9

A lovely light and airy room with Upvc French patio doors to side elevation leading into garden and filling the room with natural light. Open grate stone fireplace with cast iron basket fire. Coving to ceiling. TV aerial point.

DINING KITCHEN

14'9 x 11'9 fitted cupboard

With some lovely original features, this country style kitchen offers bags of space for family gatherings or if entertaining friends. Briefly comprises a good range of farmhouse style cabinets and drawers with tiled worktops, inset twin Belfast sinks and mixer tap. Original fitted dresser style cupboard and drawers in alcove recess. Plumbed for washing machine and space for a fridge/freezer. Chimney breast recess with stone surround, integrated electric oven, hob and extractor over. Exposed ceiling beams. Tiled floor. Good sized window to front elevation. Exposed stone walls.

LOWER GROUND FLOOR

Steps leading down to...



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SNOOKER/GAMES ROOM

13'8 x 13'7

A great room for when friends and family come round. Currently, being used as a snooker room and bar-room. Stone flooring. Beams. Radiator.

STUDY/HOME OFFICE

12'7 x 9'5

A really useful study/work from home office or additional storage space. Borrowed light. Exposed brick wall, wooden beams.

CELLAR/STORE

Store room with window to the front. The boiler is housed here.

FIRST FLOOR

TO THE FIRST FLOOR.

LANDING

With a wealth of character. Doors to:

PRINCIPLE BEDROOM

15'1 x 13'6 into recess

A great sized double bedroom which is full of natural light.

BEDROOM TWO

13'9 x 8'5 into recess

Another good sized double bedroom with neutral decor. Window to the side elevation.

HOUSE BATHROOM

9'10 x 5'9

A spacious bathroom with 'P' shaped bath with shower fitted over and a glazed screen, wash hand basin. Partially tiled with neutral decor to the remainder. Good sized window. Tiled floor.

SEPERATE W.C.

Comprising a modern, low level w.c. Part tiled walls and tiled flooring.

OUTSIDE

To the outside there is a delightful privately enclosed garden which is paved for ease of maintenance. Great for sitting out.

ADDITIONAL SERVICES

Disclosure of financial interest
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 at <https://hardistyandco.com/financial-interests/MORTGAGE SERVICES>.

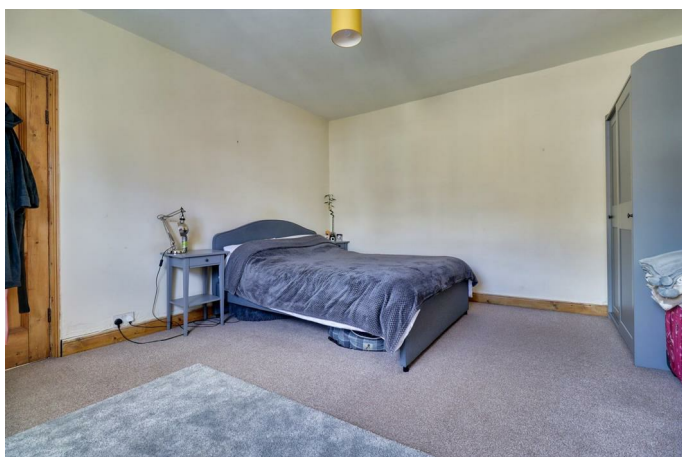
Do you need a mortgage? Can Hardisty Financial assist you? Our mortgage advisers can search the whole of the market for you and can be flexible to book an appointment at your convenience - please do let us know if this is of interest?

SPECIAL NOTICE RE BASEMENT CONVERSION

The basement conversion has been converted to regulation standards under reference /RGN.

BROCHURE DETAILS.

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



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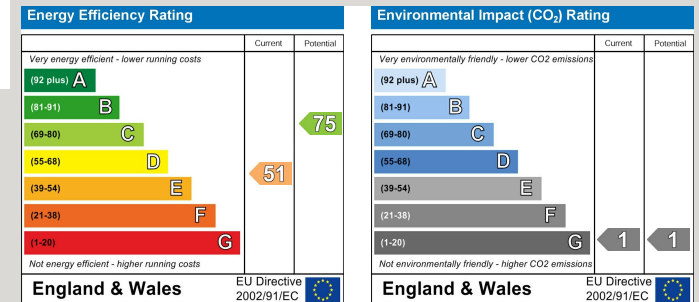
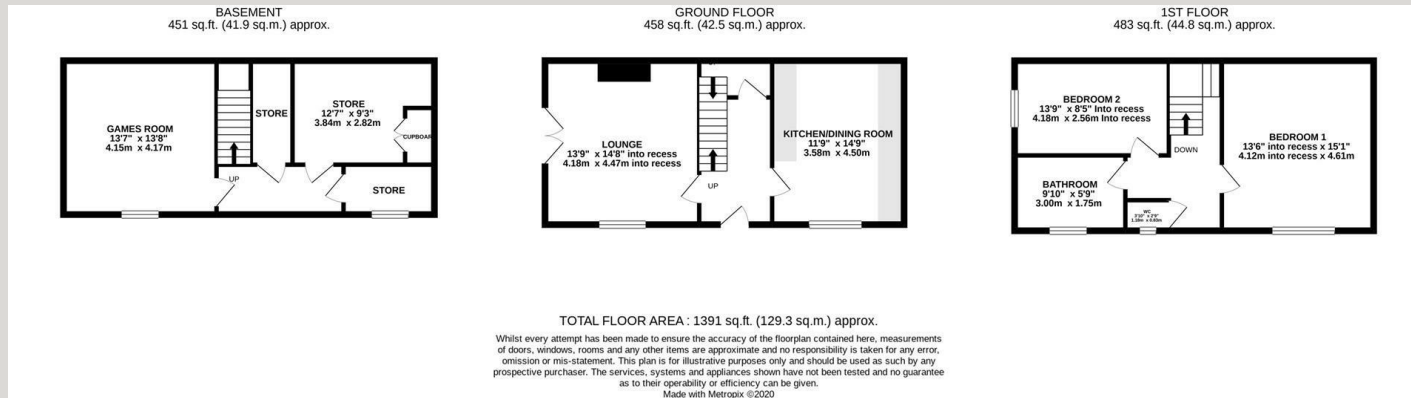
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This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre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



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