

# HARDISTY AND CO



**East View  
Yeadon LS19 7AD**

**£795 PCM  
PCM**

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[hardistyandco.com](http://hardistyandco.com)

0113 239 0012

# HARDISTY AND CO

AVAILABLE NOW | FLEXIBLE ON FURNISHINGS | DEPOSITS APPLY | SITUATED WITHIN VERY EASY ACCESS OF YEADON TOWN CENTRE, ALL LOCAL AMENITIES AND TRANSPORT LINKS. LOVELY WALKS AROUND YEADON TARN. CHAIN FREE POSITION. FANTASTIC DOUBLE FRONTED STONE PROPERTY. GREAT STARTER HOME OR FOR ANYONE WISHING TO DOWNSIZE. CALL NOW.



## INTRODUCTION

SITUATED WITHIN EASY ACCESS OF YEADON TOWN CENTRE, LOCAL SCHOOLS AND YEADON TARN, WE ARE DELIGHTED TO OFFER FOR RENT THIS LOVELY DOUBLE FRONTED STONE THROUGH TERRACE. Set over three floors, this Victorian terrace briefly comprises an entrance porch, family lounge with wood burning stove and kitchen. To the lower ground floor is the cellar with two great storage rooms. To the first floor there is the master bedroom and house bathroom. To the 2nd floor there are a further three bedrooms. To the outside is a lovely maintained garden which is mainly laid to lawn. EARLY VIEWING IS STRONGLY RECOMMENDED.

## YEADON

EAST 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.

## HORSFORTH

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0113 2390012

## GUISELEY

guiseley@hardistyandco.com  
01943 870970

## OTLEY

otley@hardistyandco.com  
01943 468999

## LS12

ls12@hardistyandco.com  
0113 2310933

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## HOW TO FIND THE PROPERTY

From the Guiseley Office on A65 Otley Road, turn left onto Oxford Road. Proceed along Oxford Road and at the roundabout take the 2nd exit onto Queensway. Proceed along Queensway and at the junction continue down onto Howarth Lane. Take a left onto Harper Lane and follow the road round. At the mini roundabout continue onto Harper Lane, passed Morrisons on the left. At the roundabout take the third existing onto High Street. Proceed and take a right hand turning onto East View. The property is found on the right hand side identifiable by our for sale board.

## ACCOMMODATION

### ENTRANCE PORCH

Comprising Upvc double-glazed window and door to the front elevation. Door to:

### FAMILY LOUNGE

14'11 x 13'3 into recess

A homely feel comprising window to the front elevation. Glass panelled door to front elevation. Wood burning stove. TV point. Two radiators. Doors leading to kitchen and first floor.

### FITTED KITCHEN

15'9 x 7

In keeping with the property this original kitchen briefly comprises a wide range of wall and base units with solid wood worktops over. Exposed brick wall. Upvc door to

rear elevation. Point for fridge freezer, double range with extractor fan over and washing machine. Part tiled walls. Astarte style sink one and a half bowl single drainer. Door to:

### LOWER GROUND FLOOR

#### CELLAR

Comprising two storage rooms.

Please note that cellars are not liveable spaces, we are unable to guarantee the condition of these areas, any personal belongings stored in these areas will be at your own risk, and the landlord or agent will not be responsible for any damage caused to the items from being stored in these areas

### VERSATILE ROOM

12'9 x 11'8

Comprising laminate flooring. Single radiator. Door leading to:

### SHOWER ROOM

Shower cubicle. Low level w.c. Wash hand basin. Fully tiled walls.

### FIRST FLOOR

#### LANDING AREA

Stairs to 2nd floor. Doors to:

### MASTER BEDROOM

15'2 x 10'9 fitted wardrobes

A great double bedroom comprising Upvc double-glazed window to the front elevation. Fitted wardrobes. Radiator.

### HOUSE SHOWER ROOM

8'2 x 7'3

Comprising Upvc double-glazed window to the front elevation. Shower cubicle. Vanity unit with wash hand basin. Low level w.c. Fully tiled walls.

### 2ND FLOOR

#### BEDROOM.2.

8'7 x 6'11

Comprising window to the rear elevation. Single radiator.

#### BEDROOM.3.

9'7 x 6

Comprising Upvc double-glazed window to the rear elevation. Fitted wardrobe. Radiator.

#### BEDROOM.4/OFFICE

9'9 x 5'6

Currently, being used as an office, however can also be used as a bedroom. Comprising Upvc double-glazed window to the front elevation. Radiator. Ample eaves' storage.

### OUTSIDE

#### GARDEN

A lovely well maintained garden which is mainly laid to lawn with shrubbery and seating area.

#### BROCHURE DETAILS.

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



## HORSFORTH

horsforth@hardistyandco.com  
0113 2390012

## GUISELEY

guiseley@hardistyandco.com  
01943 870970

## OTLEY

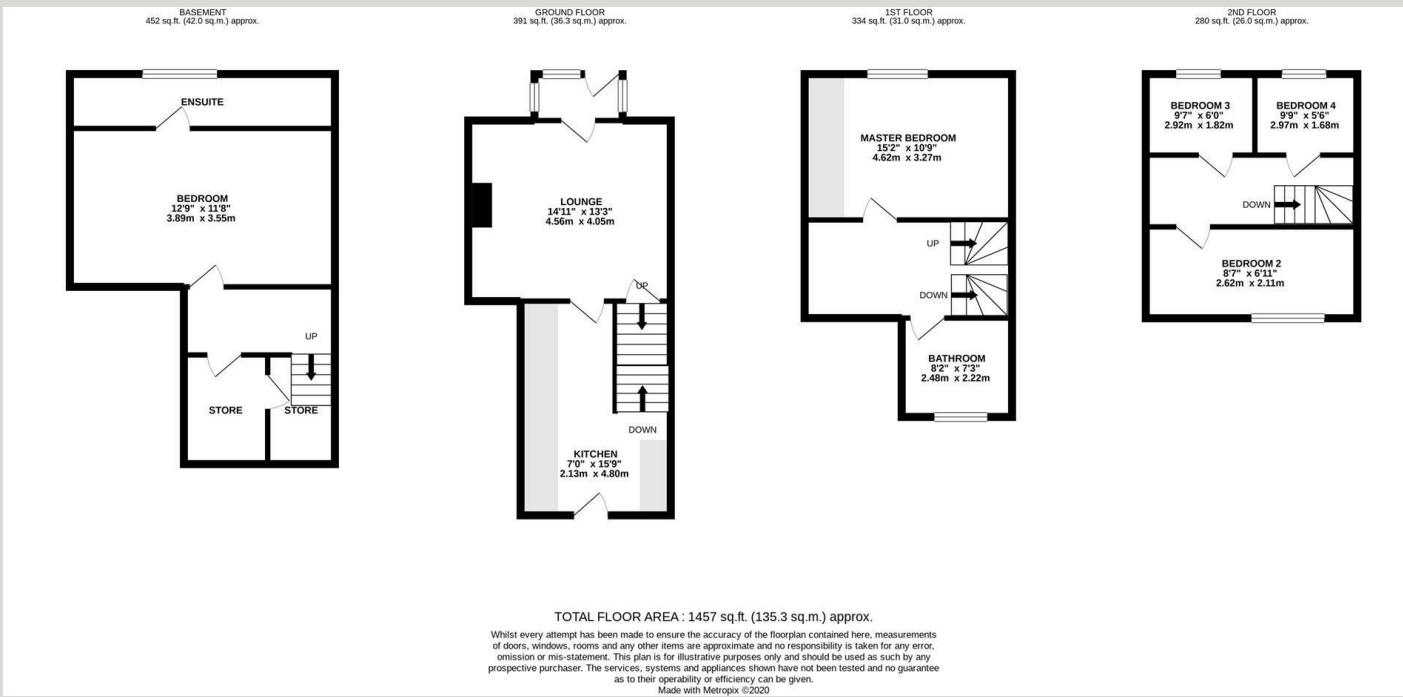
otley@hardistyandco.com  
01943 468999

## LS12

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# HARDISTY AND CO



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

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.

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.