



Sunnybank Court, Yeadon,

Reduced £265,000

* SEMI DETACHED * THREE BEDROOMS * POPULAR LOCATION * NO ONWARD CHAIN *
* CLOSE TO YEADON TARN & AIRPORT * GARDENS * DRIVE & GARAGE *

Available with no onward chain and offering an excellent opportunity for the family, is this three bedroom semi detached house.

Ideally situated for access to Leeds/Bradford airport and Yeadon Tarn, the property briefly comprises entrance vestibule, lounge, dining kitchen, three first floor bedrooms and a house bathroom with white suite. To the outside there are gardens to both front and rear, together with driveway parking leading to a single garage.



Entrance Vestibule

Lounge

14'9" x 16'2" (4.50m x 4.93m)

With a living flame gas fire in fireplace surround, two radiators, double glazed window.

Dining Kitchen

19'10" x 15' (6.05m x 4.57m)

Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, cooker, plumbing for auto washer, radiator, double glazed window, pantry, patio door to rear.

First Floor

Bedroom One

13'3" x 8'7" (4.04m x 2.62m)

With radiator and double glazed window.

Bedroom Two

8'8" x 10'10" (2.64m x 3.30m)

With radiator and double glazed window.

Bedroom Three

6' x 8'9" (1.83m x 2.67m)

With radiator and double glazed window.

Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Exterior

To the outside there is a driveway to the front leading to a garage, together with a garden to the rear.

Directions

From our office in Idle village take the right onto New St, continue onto Apperley Rd, turn right onto Leeds Rd, left onto Hemingway Rd, continue onto Apperley Rd, left onto Apperley Ln, left again onto Apperley Ln, at Yeadon roundabout take the 1st exit onto New Rd, right onto Henshaw Ln, right onto Harper Ln, at the roundabout take the 3rd exit onto High St, left onto Victoria Terrace, left onto Tarn View Rd, right onto Sunnybank Cres, right onto Sunnybank Ct and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C / Leeds



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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