



44 Westfield Avenue, Yeadon, Leeds, LS19 7NG

A much improved and extended, three-bedroom, terraced family home with large rear garden, garage and further off street parking in this popular and conveniently located residential area.

Guide Price £250,000

- Much improved and extended
- Spacious sitting room
- Smart extended family kitchen
- Ground floor bathroom
- Three first floor bedrooms of varying sizes
- Separate first floor WC
- Mains services and double glazing
- Enclosed, child friendly, level, rear garden
- Outbuilt double garage with further off street parking beyond
- Popular and convenient residential location

The Estate Office, 2-4 Bondgate, Otley
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Guiseley Train Station 1.9 miles, Apperley Bridge Train Station 2.4 miles, Leeds 8 miles, Bradford 7 miles

General remarks

Internal inspection of this property is strongly recommended to appreciate the improvement works undertaken during our client's ownership.

To the ground floor there is a spacious lounge, whilst to the rear is an extended family kitchen, split into cooking and dining/sitting areas with quality units a range of appliances and french doors to the rear garden. There is a modern ground floor bathroom. To the first floor are three bedrooms of varying sizes as well as a WC.

All main services and sealed unit double glazing are installed.

There is a garden to the front, whilst to the rear is a large, enclosed, family friendly lawned garden with a gate leading to an outbuilt double garage and further off-street parking facilities beyond.

The property forms part of a terrace of similar houses in the popular Westfield development close to all local schools, amenities and transport links.

There are a variety of shops, highly regarded schools and scenic woodland walks close to hand.

The facilities in Yeadon and Guiseley are close to hand, as are railway links and transport connections to further afield.

Directions

From our offices head west onto Bradford Road. At the roundabout turn left onto the A65 into Guiseley. Proceed through the town, taking the second turning on the right after the Morrisons petrol station, where the property will be found after a short distance on the right hand side identified by our for sale board. what3words backs.vocab.snaps

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band B

Tenure, Services & Parking

- Freehold
- All mains services including gas central heating and double glazing
- Off-street parking and outbuilt double garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

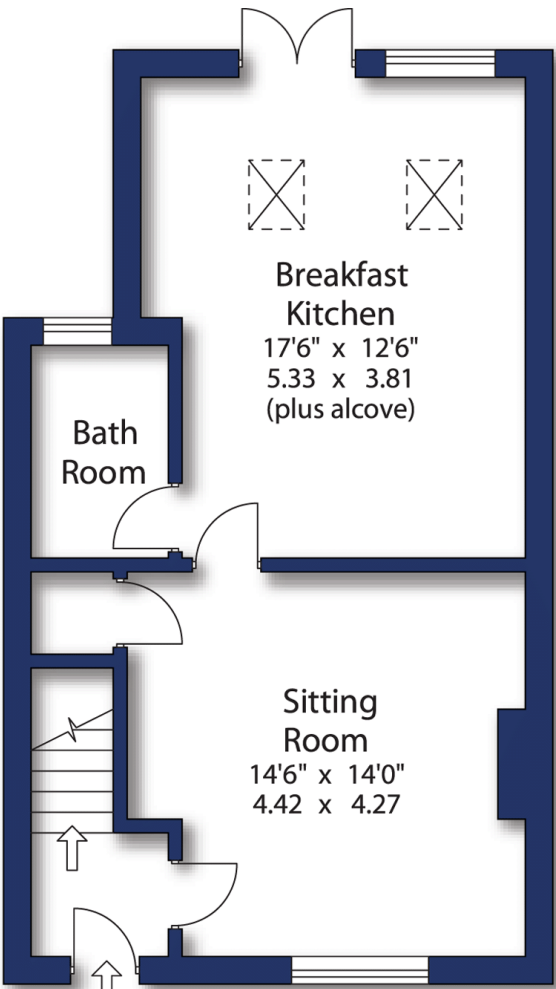
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

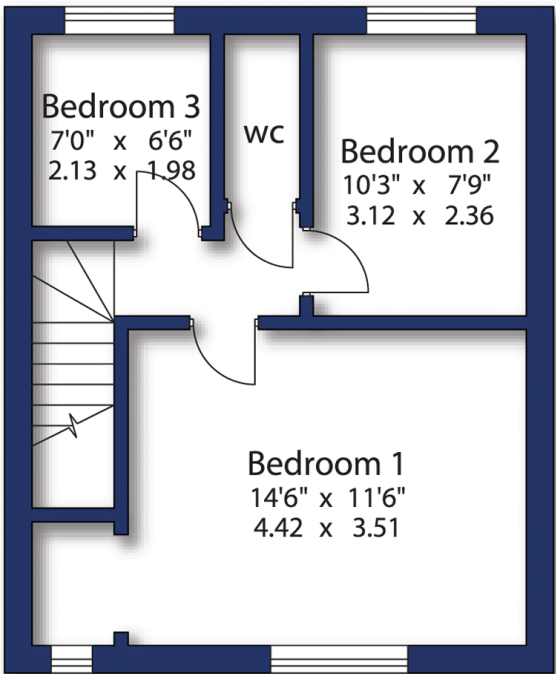
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Floorplans



Ground Floor



First Floor

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EPC
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