



Guide Price £220,000

- Ideal for a couple, young family or downsizers alike
- Smart contemporary decor and furnishings throughout
- Three first floor bedrooms of varying sizes and smart house bathroom
- Pleasant easily managed enclosed rear garden
- Quiet and popular cul-de-sac location
- Detached garage nearby

68 Aire Grove, Yeadon, Leeds, LS19 7TY

A very smart modern mid terraced three bedroomed property with contemporary decor, delightful rear garden and garage nearby in this quiet and very popular location.

The Estate Office, 2-4 Bondgate, Otley
West Yorkshire, LS21 3AB
Tel: 01943 463321 Email: otley@dacres.co.uk



68 Aire Grove, Yeadon, Leeds, West Yorkshire, LS19 7TY

Harrogate 13 miles, Skipton 20 miles, Leeds 9 miles (all distances approximate)

General remarks

68 Aire Grove is a smartly presented modern terrace that has living space arranged over two storeys, located in a child friendly area towards the head of a cul-de-sac.

To the ground floor is a lounge with a focal limestone fireplace and inset electric fire as well as a smart fitted kitchen with a range of appliances. There is a door leading out into the garden from the kitchen. The upper storey has three bedrooms of varying sizes, and a smart house bathroom.

All main services are installed, including gas fired central heating and double glazing.

There is a lawned garden to the front of the property with a paved pathway leading to the front door, whilst to the rear are easily managed, enclosed paved gardens.

Aire Grove is a very popular area, close to access routes yet maintaining 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 towns of Guiseley and Rawdon, where there are further shops and restaurants.

The A65 goes directly into Leeds centre with access route into Bradford City centre.

There is a railway station at Guiseley and Horsforth with services into Leeds, and for travel further afield, Leeds Bradford International Airport is only a short drive away.

Directions

From our office proceed left, following the road round onto Gay Lane. After turning right, proceed up Chevin Road, which becomes Otley Old Road. At the traffic lights on the A658, turn right heading into Yeadon. Proceed under the airport's underpass and past Murgatroyds fish and chip shop and the crossroads, after 500 yards turn right onto Green Lane and immediately right onto Windmill Lane. Take the second turning right onto Aire View and follow the road round to the right where Aire Grove will be seen on the right-hand side. Park up and then walk up the cul-de-sac where the property will be seen on the right-hand side identified by its house number.

what3words lives.slime.intent

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band B

Tenure, Services & Parking

- Freehold
- Garage and off-street parking
- All mains services including gas central heating and double glazing

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 £34.20 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.

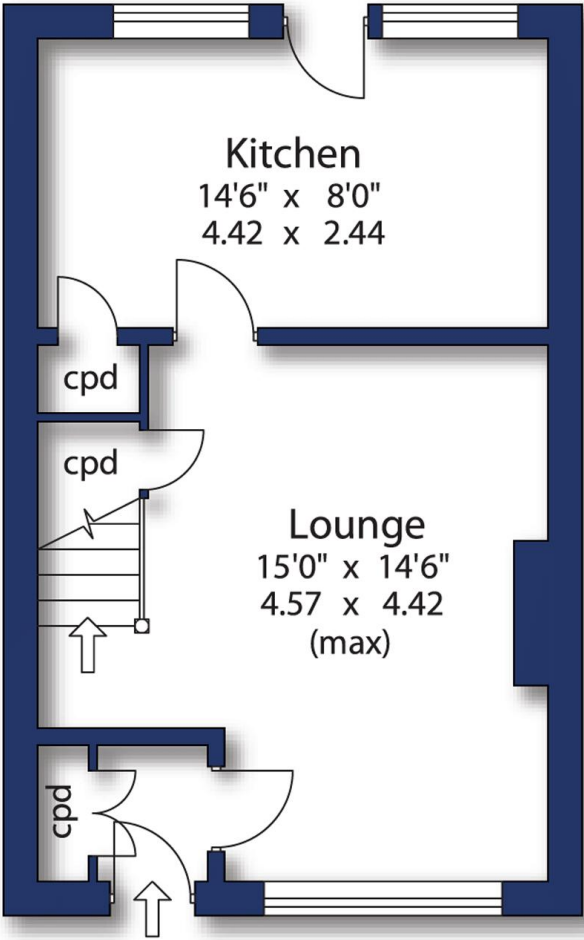
Referral fees

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.

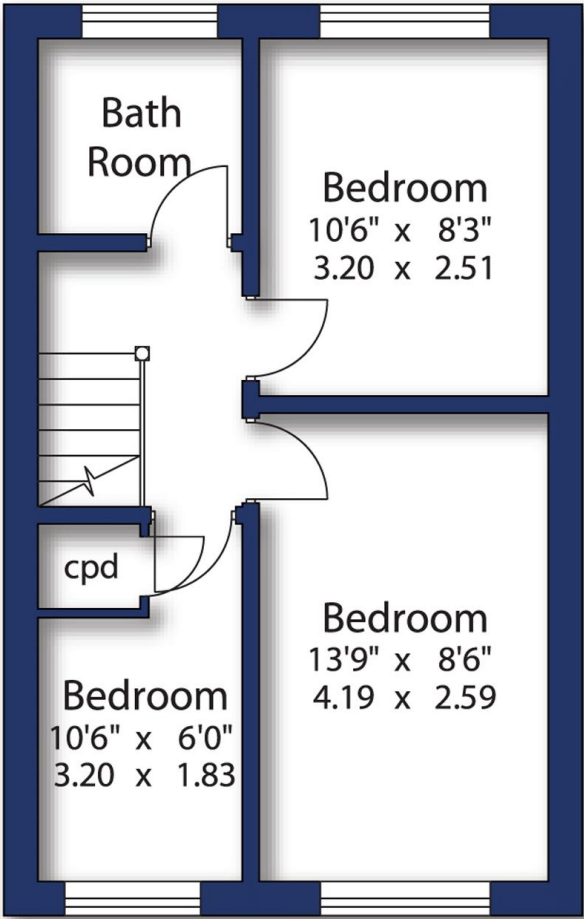
Dacres Ref: OTL260120 TJU/H CJ 02.07.(26)



Floorplans



Ground Floor



First Floor

© Dacre, Son & Hartley

EPC
COMMISSIONED

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

Contact us

01943 463321

otley@dacres.co.uk