



9 Cricketers Green, Yeadon, Leeds, LS19 7YS

A vastly improved and extended modern three-bedroom detached family home, stunningly appointed throughout with immaculate enclosed landscaped gardens, in this tucked away and sought-after cul-de-sac location, just a short walk from Yeadon's many amenities.

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

dacres.co.uk   



9 Cricketers Green, Yeadon, Leeds, West Yorkshire, LS19 7YS

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

Guide Price: £400,000

- Extended to create ground floor family area, study and WC
- Superbly appointed with a contemporary feel
- Superb breakfast kitchen with quality appliances
- Three first floor bedrooms and house bathroom
- All mains services and sealed unit double glazing
- Impeccably presented level landscaped gardens
- Excellent parking and quiet cul-de-sac location



General remarks

9 Cricketers Green needs to be inspected first hand to fully appreciate the superb quality of this detached family home and the upgrading/extension work undertaken recently by the present owners.

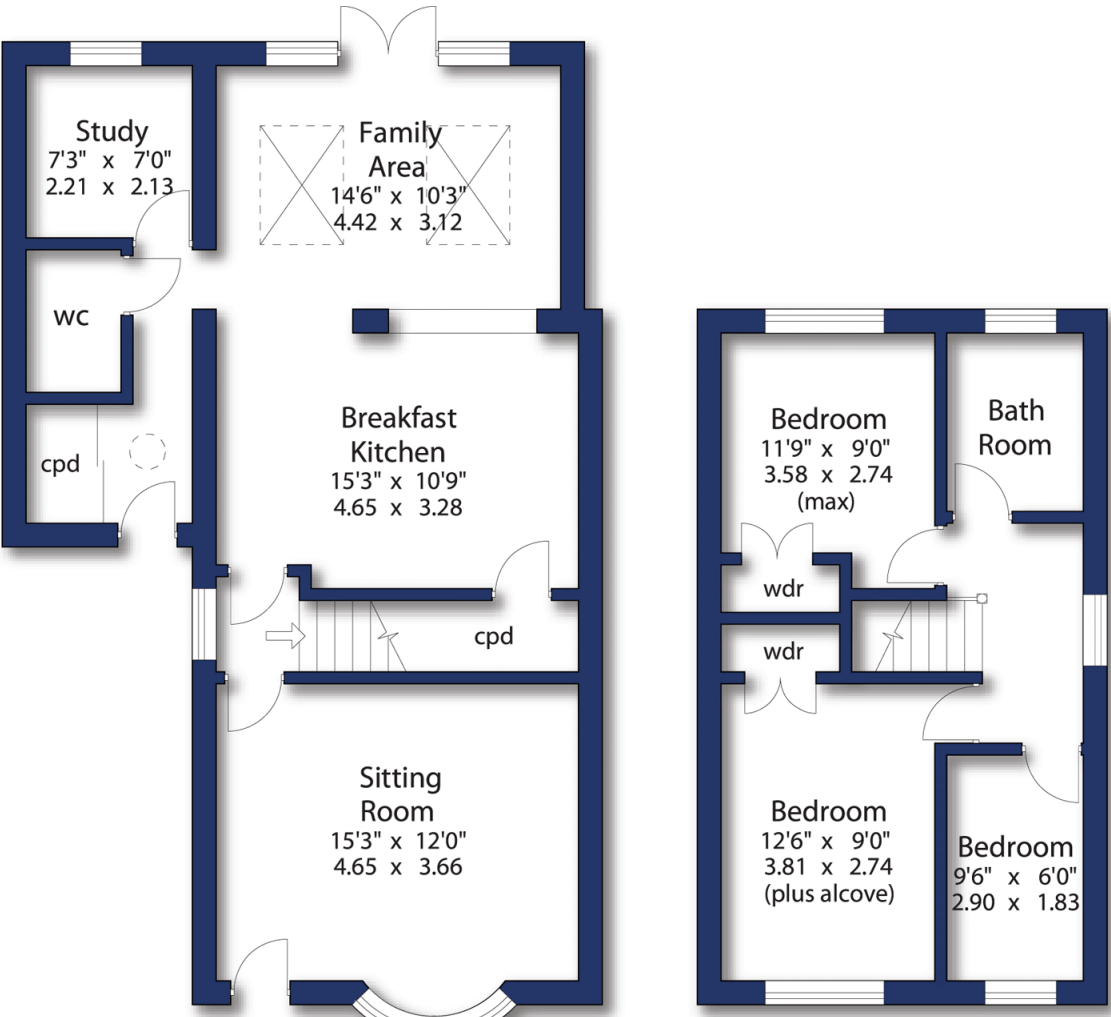
The ground floor now has a sitting room and quality breakfast kitchen with a range of appliances, as well as a newly built family area with French windows spilling onto the garden, a study area, downstairs WC, and ample storage.

To the upper storey are three bedrooms, two with fitted furniture as well as a high quality fitted bathroom.

To the outside is a pleasant front garden and substantial driveway parking, whilst the rear enclosed gardens are superb, being completely overhauled and landscaped in recent years with a contemporary feel, having raised borders, being level with lawns, and sitting out areas.

Cricketers Green is a quiet, tucked away cul-de-sac, just a short stroll from Yeadon's many amenities, with easy access to both Yeadon Tarn and the vibrant High Street. The village offers the perfect balance of convenience and countryside with charming independent shops, cafes and restaurants, alongside excellent schools and transport links. Leeds/Bradford Airport, Horsforth train station, beautiful walks around Yeadon Tarn, Nunroyd Park, and Rawdon Billing are all close by - making it an ideal location for family life.

Floorplans



 Mortgage Advice Bureau
01274 515 763

 Dacres Surveys
Call for a quote
01943 885 400

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.

EPC
COMMISSIONED





Contact us



01943 463321



otley@dacres.co.uk

Directions

From our offices proceed left up Gay Lane, turning right onto East Chevin Road and continue along this road, turning right at the traffic lights onto Harrogate Road and into the centre of Yeadon. Proceed down Victoria Avenue and Harrogate Road turning right onto Green Lane, taking the fourth turning on the right onto Cricketers Green, where the property will be seen at the end of the cul-de-sac, identified by its number.

What3Words cooks.common.rice

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- All mains services including gas central heating and double glazing
- Driveway

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](https://gov.uk/check-for-flooding-in-england)

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: OTL250182 TJU/CAN 03.06.26 (1)