DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £325,000

- Light and spacious bungalow with generous rooms and a flexible layout
- Significantly improved
- Modern kitchen diner, light and airy lounge
- Two good sized double bedrooms
- Wet room
- Gardens to front and rear, garage and driveway parking
- Conveniently situated close to local amenities and supermarkets
- No onward chain

7 Rufford Avenue, Yeadon

An exciting opportunity to purchase a deceptively spacious, two bedroom, semi detached bungalow in this much sought after and highly convenient location being close to the local amenities.

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7 Rufford Avenue, Yeadon, Leeds, West Yorkshire, LS19 7QR

General remarks

This is a well cared for and significantly improved 'true' bungalow is set on the highly regarded Rufford Avenue and is most conveniently placed for access to the health centre, supermarkets and other amenities on Yeadon High Street.

The recent improvements include re rendering, a new kitchen and the addition of patio doors and a pleasant decked area.

A convenient ramp leads to the main entrance door and into the vestibule. From the inner hallway a door leads into the generous size lounge which has a large window to the front elevation affording a good deal of natural light. There is also attractive parquet flooring.

The kitchen now has a range of modern white wall, base and drawer units with working surfaces over. There is an integrated electric oven, gas hob and extractor over. There is also a handy breakfast bar with seating room under and space for a small dining table. The recently installed French doors bring in a good deal of natural light and give access to the covered decked seating area.

Both of the bedrooms are double with the master having fitted wardrobes. There is also a modern wet room with WC and wash hand basin set into a vanity unit.

At the front of the property there is good size lawned garden which is enclosed by shrubs and bushes. The driveway provides ample parking and gives access via wooden gates to the detached single garage. At the rear there is a well maintained garden which is laid to lawn with mature shrubs and planted borders. The decked are immediately to the rear of the property currently has astroturf covering and with the recently added pergola, provides a most pleasant seating area, ideal for alfresco dining.

Yeadon provides a number of local amenities including shops, schools and recreational facilities all of which are within easy reach of the apartment. The High Street itself is bustling and there is a regular market outside the Town Hall. The Town Hall itself plays host to range of performances and events suitable or all ages. For those with more outdoor interests, Yeadon Tarn is close by and has a range of walks around waterside and also plays host to water activities for those feeling more adventurous. The commercial centres of Leeds and Bradford are within commuting distance. The railway station at Guiseley provides a link to Ilkley, Leeds and Bradford.

What3Words: unable.piano.mutual

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently C

Tenure, Services & Parking

- Freehold
- All mains services installed with gas fired central heating
- Driveway parking and 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 £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

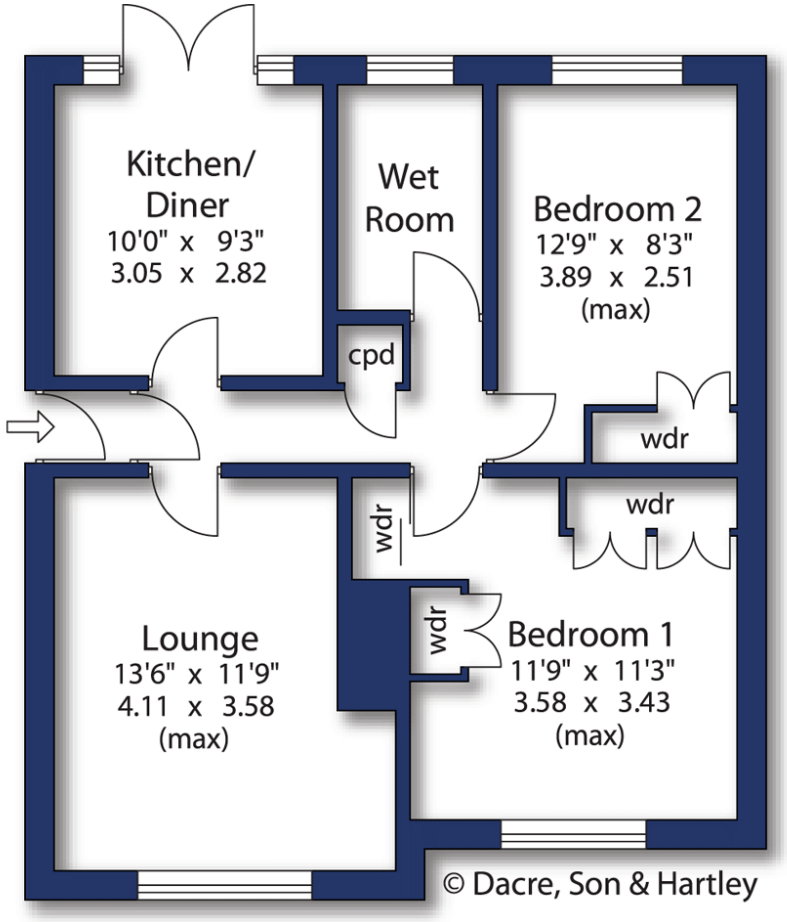
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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.

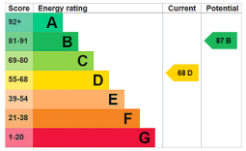
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Floorplans





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