



Guide Price £209,500

- No chain
- Deceptively large two-bedroom, four storey end terrace
- Mains water, electricity, drainage with double-glazing
- Useful cellar and attic space
- Ground floor sitting room, kitchen and WC
- First floor bedrooms and shower room
- Enclosed garden nearby
- Handily placed for local amenities

10 Victoria Place, Yeadon, Leeds, LS19 7HG

Situated close to Nunroyd Park and West Side Retail Park as well as Yeadon town centre with its excellent range of local amenities, this character, two bedroom back-to-back end-terrace cottage style property, with attic and basement space, and useful garden area nearby is available with no onward chain.

The Estate Office, 2-4 Bondgate, Otley,
West Yorkshire, LS21 3AB

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dacres.co.uk   



10 Victoria Place, Yeadon, Leeds, LS19 7HG

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

General remarks

10 Victoria Place has been owned by our client's family for many decades and has recently become available with no onward chain.

This stone built house has a very useful cellar area with a ground floor sitting room, kitchen and WC.

To the first floor are two bedrooms of varying sizes and a shower room, whilst stairs lead from a bedroom up to a useful boarded attic area with ample storage.

A small distance from the property is a rectangular parcel of enclosed garden, making this more suitable for a young family.

The property sits a short distance from the attributes of Nunroyd Park but is also close to the retail amenities at Westside Retail Park and facilities found in Guiseley, including the railway station.

It is also handily placed for Yeadon and the Ring Road, providing access further afield via road links.

Directions

From our offices, proceed into the centre of Guiseley through the town, passing McDonald's and Westside Retail Park. Take the next left through the traffic lights onto Kirk Lane. Victoria Place is the fourth turning on the left-hand side and the property will be seen as the last house on the right, identified by our For Sale board. what3words jungle.begins.modern

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently B

Tenure, Services & Parking

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

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.

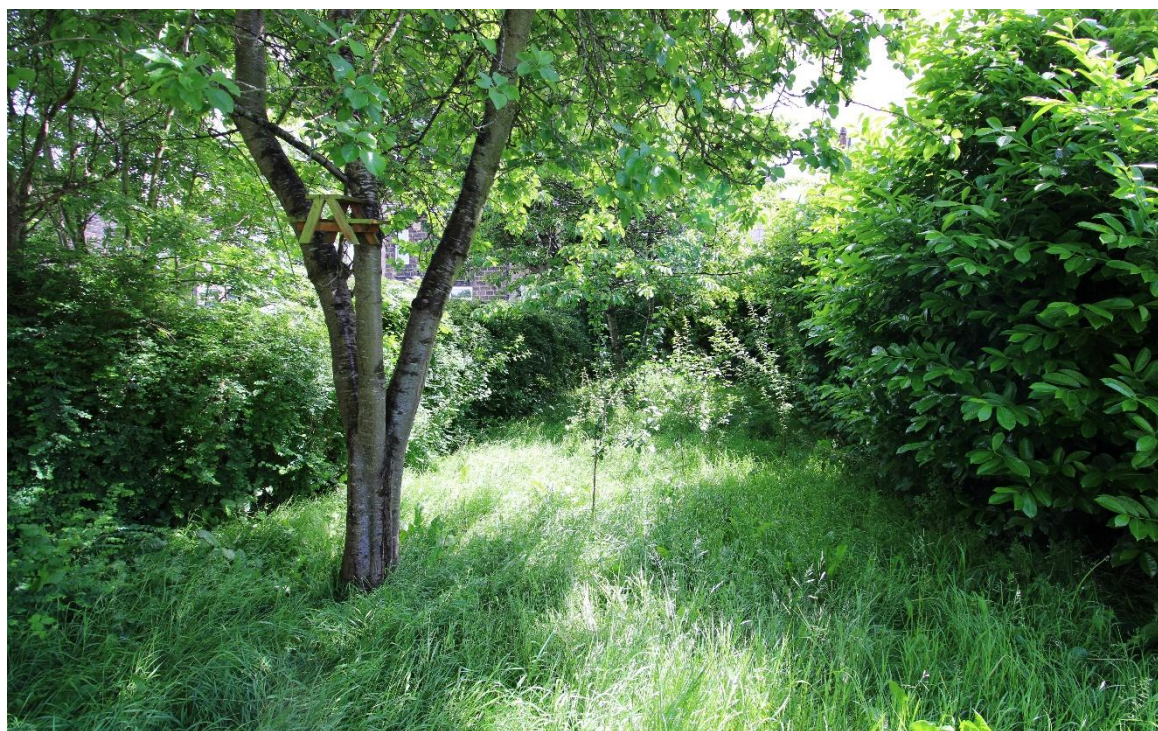
Buyer Anti Money Laundering Checks

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.

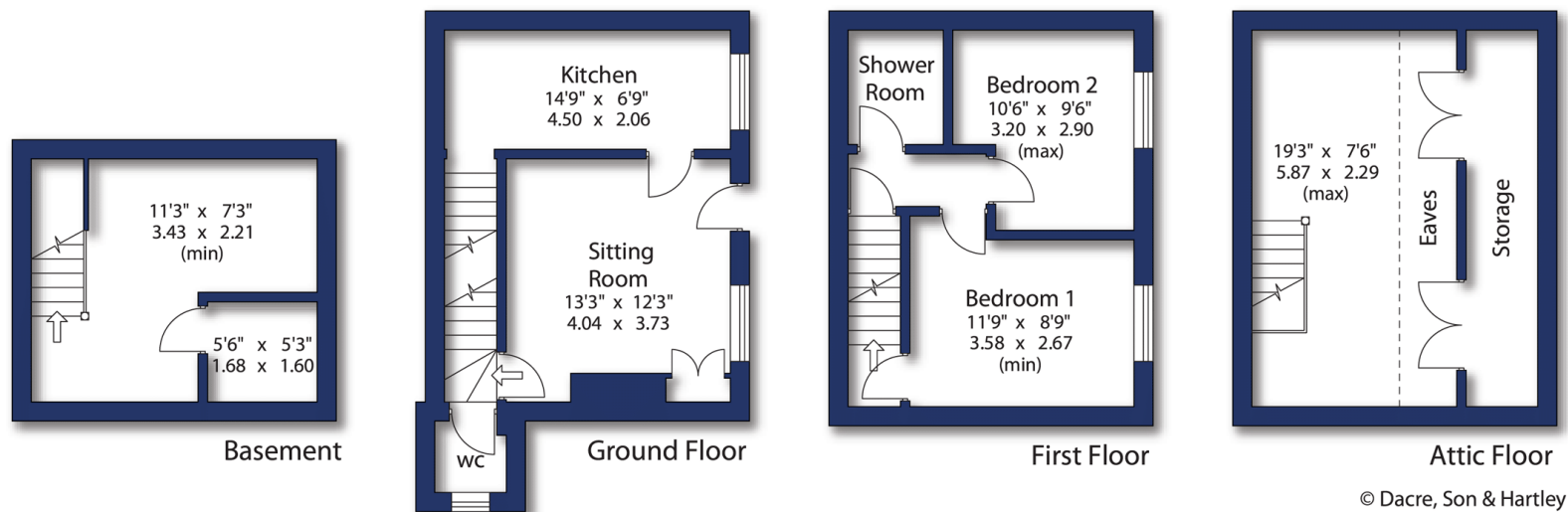
Referral fees

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.

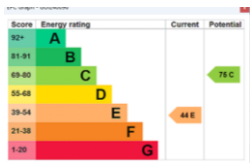
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Floorplans



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.



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