



**19 Shaw Royd, Yeadon LS19 7LE**  
**Asking Price Of £180,000**



# 19 Shaw Royd

## Yeadon

### LS19 7LE



A WELL PRESENTED 2 BEDROOM SEMI DETACHED HOUSE STANDING WITHIN A GOOD SIZED GARDEN, OFFERED WITH THE ADVANTAGE OF HAVING NO ONWARD CHAIN.

Ready to move straight into is this fine semi detached house, perfect for first time buyers, a young family or potentially a buy to let investment. The property commences with an entrance hallway, a sitting room, separate dining room and an adjacent kitchen, which subject to gaining the required approvals would be perfect as one large dining kitchen. To the first floor there are two good sized double bedrooms and the house bathroom. Externally the house stands within a good sized garden, predominately laid to lawn together with outhouse storage. Ring Dale Eddison Estate Agents to secure your viewing.



The property is well placed close to open countryside with many picturesque walks and there are also a variety of recreational facilities in the area. Yeadon town centre is within easy reach and provides a wide range of facilities including shops, cafes, restaurants and bars and there are also a number of schools throughout the area. In addition, Leeds and Bradford city centres together with many surrounding areas can be reached on a daily basis by either car or local bus and train services, Guiseley railway station being centrally located. Leeds Bradford airport is also within easy reach.

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

**ENTRANCE HALL** uPVC door to the front elevation, window to the side and the staircase to the first floor.

**SITTING ROOM** 13' 5" x 11' 8" (4.09m x 3.56m) Focal fireplace to the chimney breast and a window to the front elevation.

**DINING ROOM** 9' 9" x 7' 7" (2.97m x 2.31m) Window to the rear and a connecting door to the kitchen, which subject to gaining the required approvals would make for a lovely combined dining kitchen.

**KITCHEN** 9' 3" x 7' 10" (2.82m x 2.39m) Fitted kitchen units with worksurfaces over, a sink unit inset and tiled splash backs surrounding. Built in electric oven and gas hob with an extractor hood over, plumbing for a washing machine, uPVC door to the side elevation and a window to the rear garden.

**FIRST FLOOR LANDING** Window to the side elevation and an airing cupboard housing the hot water cylinder.

**BEDROOM 1.** 18' 1" maximum x 8' 11" (5.51m x 2.72m) An excellent sized bedroom with windows to the front elevation.

**BEDROOM 2.** 12' 1" x 11' 5" (3.68m x 3.48m) Window to the rear elevation.

**BATHROOM W.C** Fitted with a three piece suite in white comprising a panelled bath with a shower and a screen over, a wash hand basin to a vanity unit and a low level w.c. Chrome, heated towel rail, fully tiled walls and a window to the rear.

**GARDENS & OUTHOUSE STORAGE.** The property stands within a good sized enclosed garden, predominately laid to lawn to the front and rear together with an outhouse store.

**TENURE** We are advised that the property is freehold.

**COUNCIL TAX** Leeds City Council Tax Band B. For further details on Leeds Council Tax Charges please visit [www.leeds.gov.uk](http://www.leeds.gov.uk) or telephone them on 0113 2224404.

**VIEWINGS** We would be delighted to arrange a viewing for you on this property. To view, please contact Dale Eddison's office on (01943) 465465.

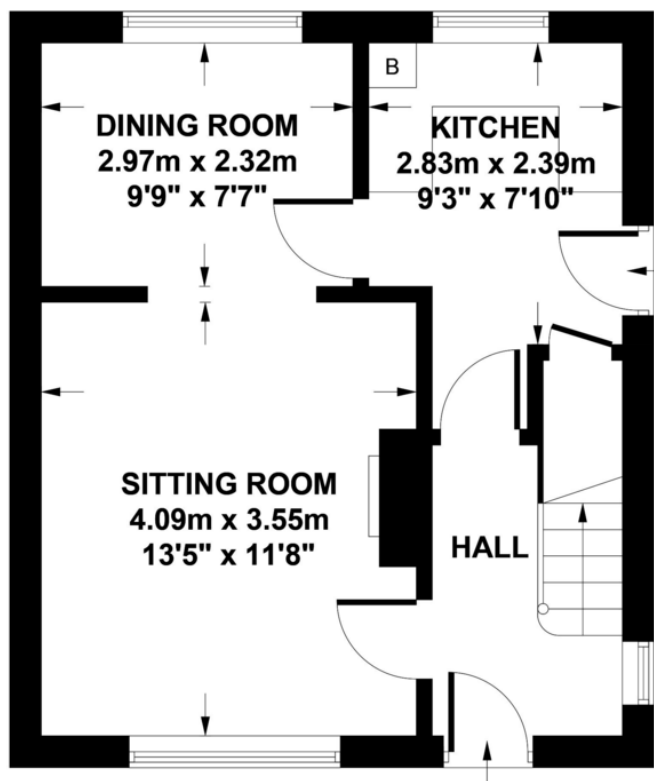
**MORTGAGE ADVICE** We are delighted to offer Whole of Market Mortgage advice through our relationship with Mortgage Advice Bureau. To make an appointment please ring 01943 465465 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

The Initial consultation is free of charge and totally without obligation. Dale Eddison Limited and Linley and Simpson Sales Limited are Introducer Appointed Representatives of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited who are authorised and regulated by the Financial Conduct Authority. We routinely refer buyers to Mortgage Advice Bureau Limited. You can decide whether you choose to deal with Mortgage Advice Bureau Limited. Should you decide to use Mortgage Advice Bureau Limited, Linley and Simpson Sales Limited will receive a payment of £347.50 from Mortgage Advice Bureau Limited for recommending you to them.

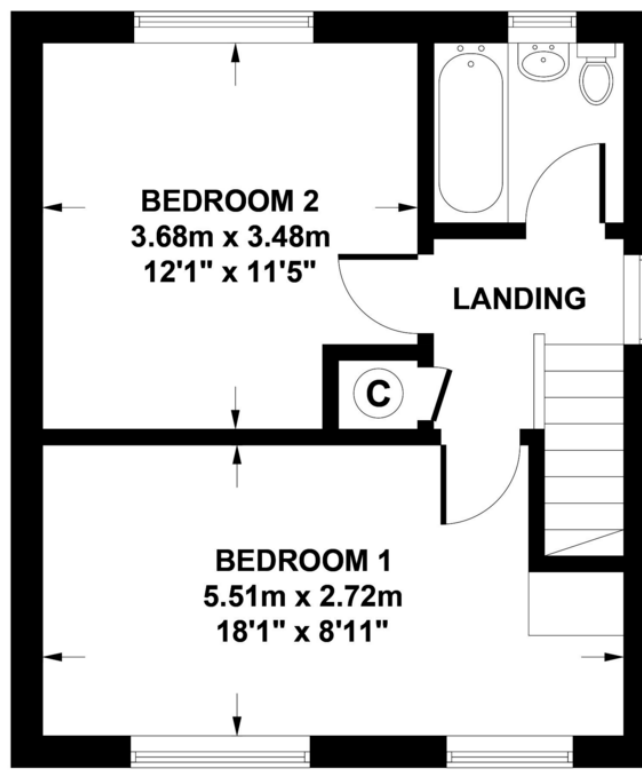
**GENERAL** The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

**MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017** Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.





**GROUND FLOOR**



**FIRST FLOOR**

**19 SHAW ROYD**

This plan is for reference only and is in accordance with PMA guidelines.  
 It is not to scale and all measurements are approximate.  
 Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 792204)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



**Dale Eddison**

**OTLEY OFFICE**

52-54 Kirkgate  
 Otley  
 LS21 3HJ  
**01943 465465**  
[otley@daleeddison.co.uk](mailto:otley@daleeddison.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.