



 2  
Bedrooms

 1  
Bathroom

Tenure :  
Freehold



To be sold with no onward chain is this very well presented two bedroom, double fronted, stone mid terrace property. Well maintained throughout, this home has been fully decorated and had new carpets installed, meaning this home can be moved into, without any works required. It would make the perfect first home. Comprises in brief: entrance hallway which accesses the cellar. Kitchen and a lounge. First floor: landing, two bedrooms and a bathroom. Benefits from double glazing and gas central heating.

West View is within close proximity of Yeadon's wealth of local amenities including highly regarded schools, local shops on the high street, Morrisons Supermarket, pleasant walks around Yeadon Tarn which is also a boating lake, Nunroyd Park and other recreational facilities. There is also neighbouring Horsforth and Guiseley town centres with an array of shops, businesses and retail parks. Yeadon is sandwiched between two railway stations which offers link to Leeds, Bradford, Ilkley and Skipton. Further, for the commuter, there is the A65, Harrogate Road (A658), and Leeds Bradford Airport.

**Kitchen** 15' 6" x 7' 4" (4.72m x 2.24m)

Fitted with a range of wall and base units. Laminated worksurfaces. Sink and tap. Integrated oven, hob and extractor hood over. Tiled splashbacks. Plumbing for washing machine. Laminated flooring. Double glazed window. Central heating radiator.

**Lounge** 14' 6" x 13' 0" (4.42m x 3.96m)

Feature fireplace with electric fire. Dado rail. Storage cupboard. Central heating radiator. Double glazed window. Stairs lead to first floor.

**Bedroom 1** 14' 8" x 7' 5" (4.47m x 2.26m)

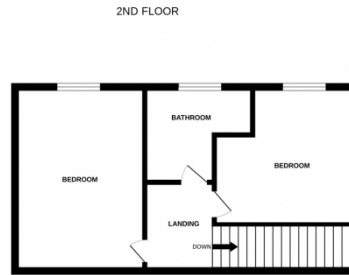
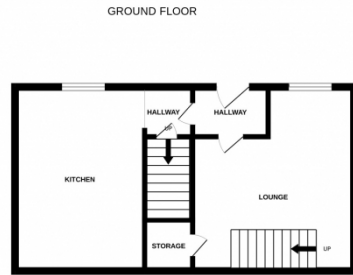
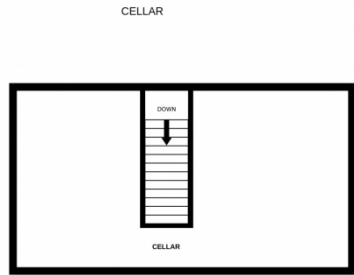
Fitted cupboards. Double glazed window. Central heating radiator.

**Bedroom 2** 11' 8" x 8' 7" (3.56m x 2.62m)

Double glazed window. Central heating radiator.

**Bathroom** 8' 5" x 6' 0" (2.57m x 1.83m)

Fitted with a white three piece suite comprising of: - bath with shower over and a glass shower screen. Wash hand basin. Push button WC. Tiled walls. Double glazed window. Storage cupboard.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>88</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>60</b>	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		<b>88</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: West View, Yeaton

