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**LINLEY &
SIMPSON**



AIRE GROVE, YEADON, LEEDS, LS19 7TY

A modern 3 bedroom end terrace is set back in a quiet cul-de-sac within the popular suburb of Yeadon. Offered with NO CHAIN this property is the ideal purchase for FIRST TIME BUYERS. Viewings highly recommended.

Asking Price £169,950



www.linleyandsimpson.co.uk

Aire Grove is situated on a quiet street close to all the local amenities and schools Yeadon has to offer including supermarkets, pubs, restaurants and local boutiques. Also close by is the Yeadon Tarn Park providing a vast range of leisure activities. Yeadon has good transport links to Leeds, Bradford and further afield.

This modern three bedroom end terrace is not to be missed with its modern décor throughout its ready to move in to. The property comprises: Entrance Hallway, Good size lounge, Kitchen diner with a breakfast bar and conservatory. To the first floor: Two good size double bedrooms, single bedroom and house bathroom. Outside to the rear of the property is an enclosed paved yard.

This property has previously been rented for £730pcm - Providing a 5.15% Yield

GROUND FLOOR

ENTRANCE HALL

Entrance door, staircase leading to first floor landing, laminate flooring and door leading to lounge.

LOUNGE 9'0" x 15'1" (2.74 x 4.60)

Spacious lounge with double glazed bay window to front, coal effect electric fire, neutral décor, carpet flooring and central heating radiator.

DINING KITCHEN 14'8" x 8'1" (4.46 x 2.46)

Fitted wall and base units with work surfaces over, breakfast bar, single drainer sink, built in electric oven and gas hob with extractor hood over, space for washing machine, space for dishwasher, part tiled walls, tiled flooring, combination boiler, double doors leading to conservatory and double glazed window to rear.

CONSERVATORY 11'4" x 8'10" (3.46 x 2.68)

Double glazed windows to rear and sides, double glazed doors to rear, tiled flooring and central heating radiator.

FIRST FLOOR

LANDING

Doors leading to first floor rooms.

BEDROOM ONE 8'4" x 14'0" (2.54 x 4.27)

Spacious bedroom with double glazed window to front, carpet flooring, neutral décor and central heating radiator.

BEDROOM TWO 8'4" x 10'2" (2.54 x 3.10)

Double glazed window to rear, carpet flooring and central heating radiator.

BEDROOM THREE 6'1" x 10'0" (1.86 x 3.06)

Double glazed window to front, built in storage, carpet flooring and central heating radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over, pedestal hand wash basin, low level WC, laminate flooring, part tiled walls, heated towel rail, extractor fan and double glazed window to rear.

OUTSIDE

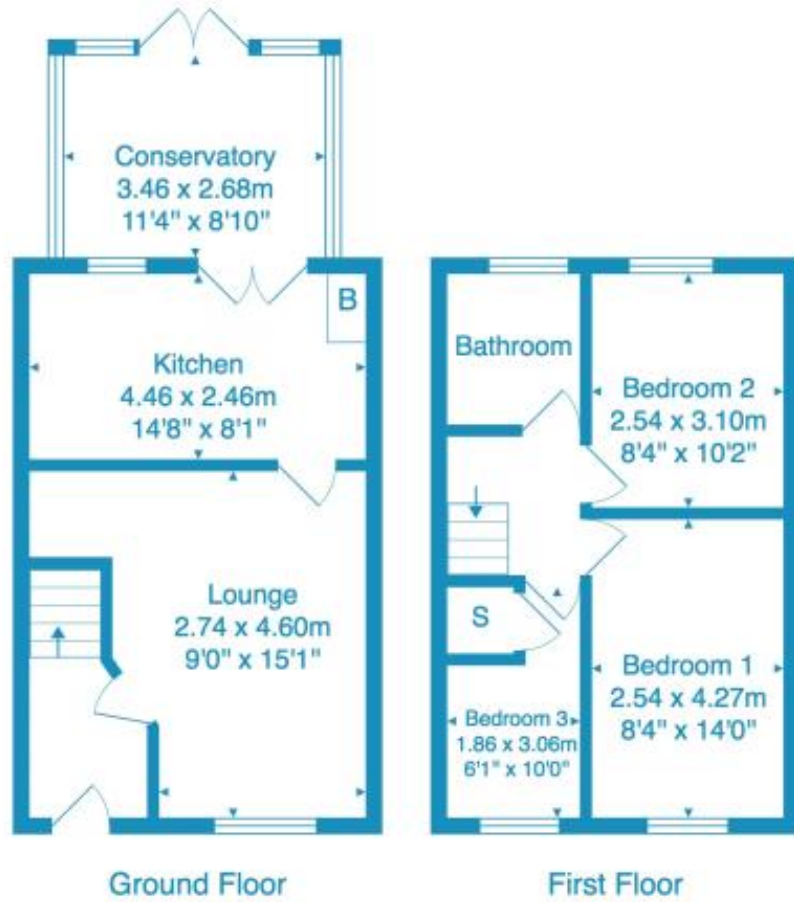
FRONT GARDEN

Laid mainly to lawn with pathway leading to front entrance door.

REAR GARDEN

Paved with fence and wall boundaries and allocated parking to rear.





Total Area: 74.4 m² ... 801 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		83	
	57		54
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Additional Information

AGENTS NOTE: Under the terms of the Estate Agents Act 1979 and our code of practice, we hereby give notice that the vendor of this property is a relative of an employee of Linley & Simpson Estate Agents.

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