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SIMPSON**



CRICKETERS GREEN, YEADON, LEEDS, LS19 7YS

A mid terraced property in a popular Yeadon location. Requiring some refreshment the accommodation comprises entrance porch, bay fronted lounge, kitchen/diner, landing, 2 double bedrooms, bathroom and gardens. Double glazed, gas central heating and no onward chain. Ideal first purchase.

Asking Price £159,950

This mid terraced property is located in a cul-de-sac location in the popular and sought after village of Yeadon. Offering convenient access to nearby schools, local shops and services it is also just a short drive to near by ring roads for access to destinations further afield. A local bus service provides access in to Leeds City Centre and Guiseley whilst Leeds Bradford Airport is less than 10 minutes drive away.

The property itself briefly comprises: Entrance porch, lounge, kitchen/ dining room, first floor landing, 2 first floor double bedrooms and family bathroom. Externally the property benefits from gardens to front and rear with on street parking readily available.

Requiring some refreshment the property is available chain free and has double glazing and gas central heating.

GROUND FLOOR

ENTRANCE HALL

UPVC double glazed entrance door, meter cupboard and door leading to lounge.

LOUNGE 11'0" x 15'0" (3.36 x 2.44)

Double glazed bay window to front, wood effect fireplace, painted wood floorboards, telephone point, television point, door leading to kitchen, staircase leading to first floor and central heating radiator.

DINING KITCHEN 11'0" x 8'0" (3.36 x 2.44)

Fitted wall and base units with work surfaces over, single drainer sink, space for fridge freezer, tiled walls, under stairs cupboard, double glazed window to rear, double glazed door to rear and central heating radiator.

FIRST FLOOR

LANDING

Access to first floor rooms and access to roof space.

BEDROOM ONE 11'0" x 9'0" (3.36 x 2.74)

Double glazed window to front and central heating radiator.

BEDROOM TWO 11'0" x 9'0" (3.36 x 2.74)

Double glazed window to rear and central heating radiator.

BATHROOM

Coloured three piece suite comprising panelled bath with shower over, low level WC, hand wash basin, storage cupboard, tiled walls and central heating radiator.

OUTSIDE

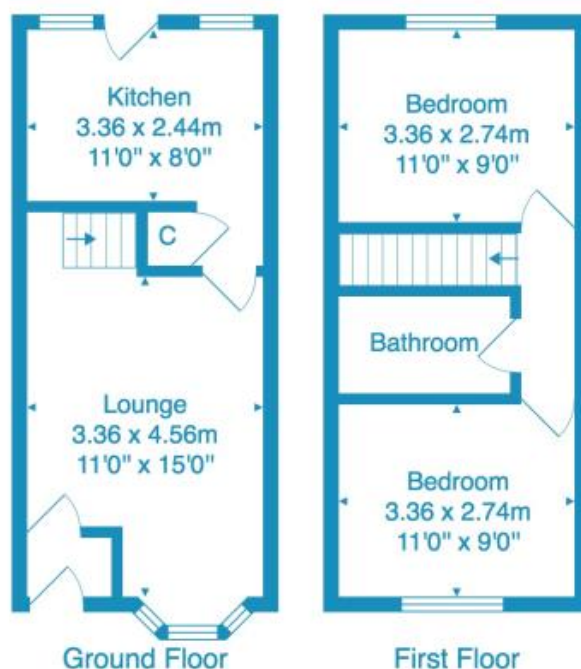
FRONT GARDEN

Gravelled area with planted borders.

REAR GARDEN

Paved and gravelled areas, fenced boundaries and rear pedestrian gate.





Total Area: 54.7 m² ... 589 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.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		91	(92-100) A		94
(81-91) B			(81-91) B		
(69-80) C	69		(69-80) C	71	
(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		
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.

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