



WEST LEA
CRESCENT, YEADON,
LEEDS, LS19 7EE

£175,000

3 Bedroom House

EPC Rating: D

LINLEY &
SIMPSON

A fantastic opportunity has arisen to acquire this three bedroom semi-detached home which sits at the head of the cul-de-sac of West Lea Crescent, offering a great opportunity to make your own stamp on a family home. Requiring a degree of modernisation this family home offers spacious and well appointed living accommodation comprising entrance porch leading into the entrance hallway, living room, dining room, kitchen, landing leading to three good sized bedrooms and family bathroom. The family home also benefits from newly installed double glazing, new internal doors (receipts/guarantees available) , gas central heating system, off street parking leading to a detached garage and south facing private rear garden. Offered for sale with No Onward Chain.

The property is conveniently placed for travel to the business centres of Leeds, Bradford and Harrogate. St Peter & Paul Catholic Primary school is close by having been rated Outstanding by Ofsted with other primary schools Queensway Primary, St Oswalds and highly respected secondary schools. In addition, there are many local amenities including local shops, the retail park at Guiseley, Yeadon Town Street having extensive facilities and regular transport serviced affording access to Leeds, Otley, Ilkley and surrounding areas. The property is conveniently placed for travel to the business centres of Leeds, Bradford and Harrogate. Offered for sale with no onward chain.

ENTRANCE PORCH

Sliding entrance door.

ENTRANCE HALL

Composite entrance door, staircase leading to first floor, central heating radiator and double doors leading into the:

LOUNGE

Double glazed window to front, wood effect fireplace with marble inset and hearth and living flame effect gas fire, sliding doors leading to dining room, useful under stairs cupboard and central heating radiator.

DINING ROOM

Double glazed window to rear, central heating radiator and sliding door leading to the kitchen.

KITCHEN

Fitted wall and base units with work surfaces over, single drainer sink, gas cooker point, space for washing machine, space for fridge freezer, double glazed windows to side and rear, double glazed door to rear and Baxi wall mounted gas boiler.

FIRST FLOOR

LANDING

Double glazed window to side and access to roof space.

BEDROOM ONE

Double glazed window to front with far reaching views towards the Chevin and central heating radiator.

BEDROOM TWO

Double glazed window to rear, built in wardrobes and dressing table, built in airing cupboard with hot water cylinder, and central heating radiator.

BEDROOM THREE

Double glazed window to front with far reaching views towards the Chevin and central heating radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over, low level WC, hand wash basin, tiled walls, double glazed window to rear and central heating radiator.

OUTSIDE

FRONT GARDEN

With long driveway providing off road parking.

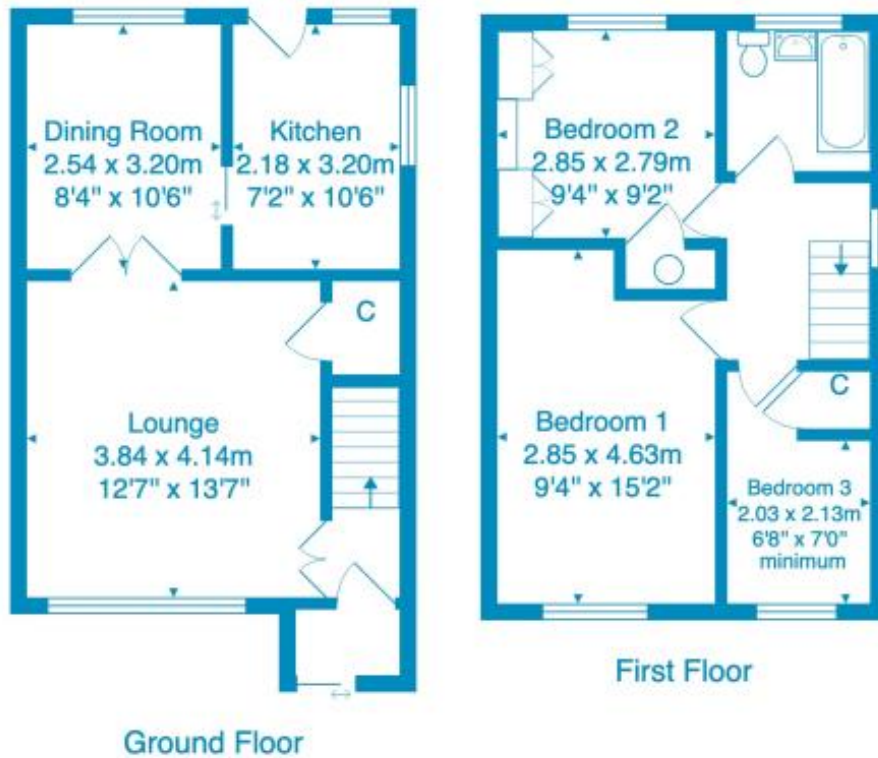
REAR GARDEN

South facing and laid mainly to lawn with patio and greenhouse, offering a high level of privacy. Outside lighting.

SINGLE GARAGE

Detached and with up and over door.





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 |
| England, Scotland & Wales | EU Directive 2002/91/EC | 88 | England, Scotland & Wales |
| | | 61 | 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.

AGENTS NOTES:

Referral fees:

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

Conveyancing: We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £200 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member.

Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.