Aire Grove
Yeadon

Asking Price £210,000
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Yeadon

Three bed semi with MODERN KITCHEN, drive and GARAGE!

The current owners have done a lot of work to this property, including a new kitchen, along with external doors and windows in 2018 meaning this property is now ready to move straight into.

The accommodation includes an entrance vestibule for your coats and shoes, a lounge with bay window as well as the modern kitchen diner with integral dishwasher and patio doors on to the garden. To the first floor there are three bedrooms and the house bathroom. Externally there is a drive, leading to a single garage as well as enclosed garden with both decked and lawned areas.

Yeadon’s wealth of local amenities include highly regarded schools, local shops on the high street, including Morrison’s Supermarket, pleasant walks around Yeadon Tarn which is also a boating lake and other recreational facilities, Nunroyd Park. There is also neighbouring Horsforth and Guiseley town centres with an array of shops, businesses and retail parks. There are the train stations at Apperley Bridge which offers link to Leeds, Bradford and Ilkley. Further, for the commuter, there is the A65 and Harrogate Road (A658).
**Viewing**
By appointment only through our Guiseley branch

**Agents Notes:**
All measurements have been taken using electronic measuring devices and are only approximate.

Sales Particulars Version 1

We work with a number of specially selected companies and have pre-agreed competitive rates for our customers. If you use our Conveyancing Service then we will receive a referral fee from Move With Us Ltd. Our average fee earned is two hundred and eighty five pounds. If you use our Removals Service then we will receive a referral fee from The Shires Removal Group Limited. Our average fee is one hundred and five pounds. Please note that you are under no obligation to use any of these recommended services.
Please Note: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.