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# 52 New Road, Leeds, LS19 7NA
# Offers in excess of £390,000

Goodmove present this charming five bedroom semi detached stone-built property in a convenient and sought-after Yeadon location.

Situated on New Road, this attractive stone-built property offers character and a fantastic opportunity for buyers looking to settle in the popular Yeadon area. The property benefits from traditional features, an enclosed outdoor space and a convenient position for local amenities and transport connections.

Yeadon offers an excellent selection of independent shops, cafés, restaurants, supermarkets and everyday amenities. Nearby Yeadon Tarn provides a lovely setting for scenic walks and outdoor recreation, whilst the neighbouring towns of Guiseley, Rawdon and Horsforth offer further shopping and leisure facilities.

The property is ideally positioned for commuters, with convenient road connections towards Leeds and Bradford, regular local bus services and rail connections available from nearby Guiseley Station. Leeds Bradford Airport is also within easy reach.

An excellent opportunity to enjoy characterful living in a well-connected and popular residential location.

The property has been attractively priced to promote a quick sale and would invite all buyers in a position to proceed to view. Please call for more information.

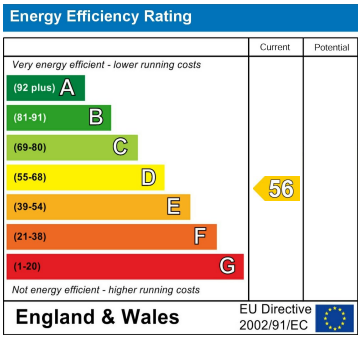


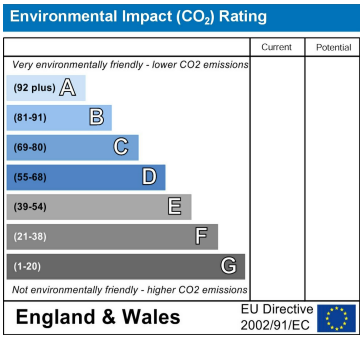




## Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.











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