

# Harrison Robinson

Estate Agents



**6 Westfield Drive, Yeadon, LS19 7NP**

**£295,000**

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## GROUND FLOOR

### Entrance Hall

The property is entered through a beautiful, modern, solid timber door with attractive glazed panel into a spacious entrance hallway, which has a lovely, bright atmosphere and contemporary feel courtesy of the laminate flooring and stylish, oak balustrade. Downlighting, radiator and space to hang coats. A stylish, contemporary door opens into:

### Lounge

13'1" x 10'9" (4.0 x 3.3)

A charming, well-proportioned lounge with a very cosy feeling. A cast-iron log burning stove stands on a slate hearth with inset timber mantle over. Light floods in through a large, south facing, double-glazed bay window affording aspects over the front garden. Carpeted flooring, radiator and TV point.

### Dining Kitchen

16'4" x 10'9" (5.0 x 3.3)

A glazed door opens into the delightful and spacious dining kitchen having ample room for a family dining table and one can imagine many happy times spent here with friends and family. Fitted with a comprehensive range of soft grey wall and base units with wood effect, laminate work surfaces over. There are two large, double-glazed windows overlooking the rear garden allowing the natural light to flood in. A double stainless-steel sink with mixer tap is inset into the work-surface. Integrated appliances include a double under-counter electric oven with stainless-steel gas hob with matching splashback and chimney extractor hood over and a dishwasher. Space and plumbing for a washing machine and space for a fridge/freezer. Downlighting, radiator and driftwood effect, laminate flooring. Timber door to the side elevation.

## FIRST FLOOR

### Landing

A carpeted staircase with oak balustrade from the hallway leads up to the landing. A double-glazed window to the side elevation makes for a bright atmosphere. Loft access.

### Bedroom One

13'1" x 8'2" (4.0 x 2.5)

A good-sized, double bedroom to the front elevation with a large, UPVC, double-glazed window affording delightful, long distance views. A full wall of contemporary, sliding fitted wardrobes, Carpeting, radiator and downlighting.

### Bedroom Two

11'1" x 8'6" (3.4 x 2.6)

Another lovely, double bedroom with a UPVC, double-glazed window overlooking the rear garden. A full wall of sliding fitted wardrobes afford plentiful storage. Carpeted flooring, radiator and downlighting.

### Bedroom Three

7'6" x 6'6" (2.3 x 2.0)

A good-sized, single bedroom, currently utilised as a home office, with a UPVC, double-glazed window to the front elevation affording pleasant views. Downlighting, radiator and carpeted flooring

### Bathroom

This stunning, modern house bathroom is bright and airy due to the large, UPVC, double-glazed window with opaque glazing. Stylish, grey, tiled walls and floors. Low-level w/c., panelled bath with thermostatic shower over with separate hand-held attachment and glazed screen and modern, vanity wash hand basin. Radiator, downlighting and extractor fan. Laminate flooring and chrome, ladder, towel radiator.

## OUTSIDE

### Gym / Home Office

16'8" x 10'2" (5.1 x 3.1)

A most flexible, good-sized space, currently used as a gym with a large window allowing ample natural light. This would also have a range of other potential uses.

### Utility Room

9'10" x 6'10" (3.0 x 2.1)

This is a most useful space, fitted out with base and wall cupboards providing a good amount of additional storage. It could be made into an ideal utility room.

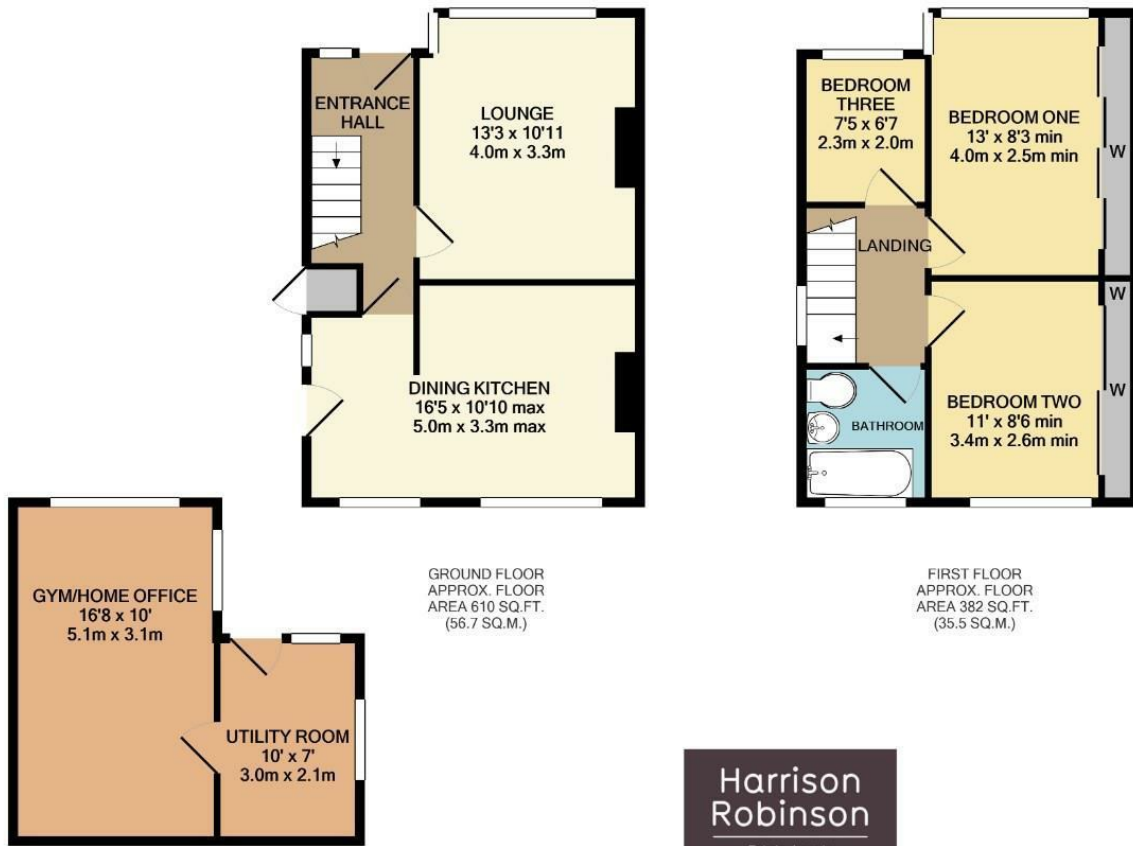
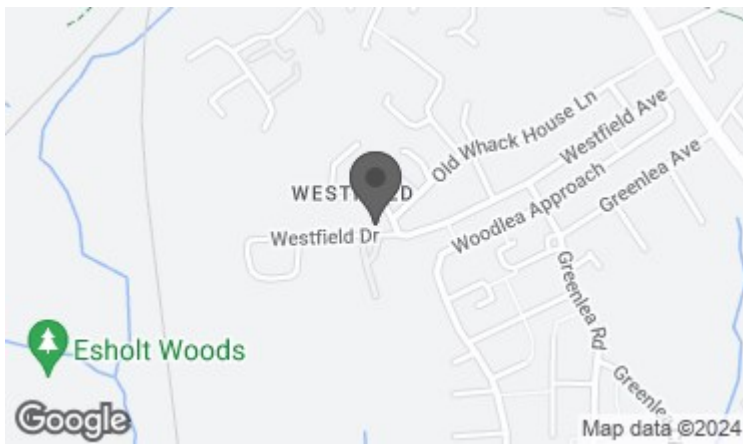
## Garden

To the outside there is a block paved driveway, accessed through smart, wrought iron gates, providing ample off-street parking. The south facing, front garden is easy to maintain with borders of flowers and shrubbery. To the rear of the property there is an enclosed paved seating area, leading to the converted gym. This is an ideal spot to sit out and relax or entertain family or friends.

## UTILITIES & SERVICES

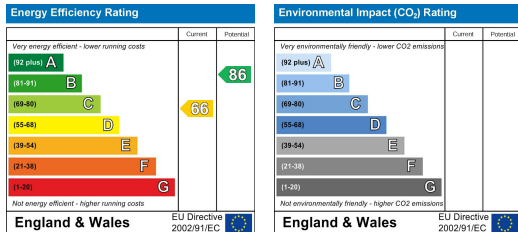
The property benefits from mains gas, electricity and drainage. There is Ultrafast Fibre Broadband available to the property. Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.





TOTAL APPROX. FLOOR AREA EXCLUDING OUTBUILDING 757 SQ.FT. (70.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



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