



£400,000

2 Bedroom Detached Bungalow for sale
15 Rufford Drive, Yeadon, Leeds



EweMove
SALES AND LETTINGS



Overview

Beautifully updated CHAIN FREE 2-bedroom detached bungalow offers modern living with exceptional style and versatility. Located just a short distance from Yeadon town centre, this move in ready single storey home is perfect for those seeking contemporary comfort with ample space both inside and out.



Key Features

- No Onward Chain
- Tastefully modernised & ready to move in to!
- Spacious open plan living kitchen plus dining conservatory.
- 2 double bedrooms plus study/dressing room
- Private enclosed rear garden with ample parking for multiple cars to the front
- Covered BBQ entertainment area
- Chic contemporary bathroom
- Quiet sleepy location close to town
- EWEMOVE are OPEN 24/7 for phone enquires & LIVE CHAT with humans









Beautifully updated CHAIN FREE 2-bedroom detached bungalow offers modern living with exceptional style and versatility. Situated in a quiet location, just a short distance from Yeadon town centre, this move in ready single storey home is perfect for those seeking contemporary comfort with ample space both inside and out.

An ideal home for those looking for single storey living. The current owners have updated the bungalow to a very high standard so you can unpack your boxes and enjoy this lovely property from day one!

Contemporary Open-Plan Living Kitchen:

The heart of this home is the sleek, stylish open-plan kitchen and living area with underfloor heating. The minimalist smart units are complemented by contrasting worktops and tiled flooring. High-quality integrated appliances include an oven, microwave/oven with warming draw, induction hob, dishwasher, fridge, freezer and space for a wine cooler. A 4-person breakfast bar offers a perfect spot for casual dining or entertaining. The living area is cosy and welcoming, featuring a wood-burning stove and timber flooring for added character.



Dining Conservatory:

A bright and versatile space, the conservatory is ideal for dining and entertaining, with underfloor heating, built-in countertop, storage drawers, integrated undercounter freezer and washing machine. Patio doors lead out to the rear garden, seamlessly connecting indoor and outdoor living.

Bedrooms:

Bedroom 1: A spacious double bedroom, perfect as a main bedroom with stunning parquet flooring.

Bedroom 2: Another double bedroom, which could also serve as an additional reception room or guest space.

Study/ Dressing Room:

Previously bedroom 3, this room has multiple built-in wardrobes providing excellent storage and the desk area is a useful home office space.

Bathroom:

The fully tiled, contemporary bathroom has been recently refitted to a high standard, with a thermostatically controlled over bath shower and finished with modern, elegant fixtures.

Loft room:

The loft has been partially converted with a Velux window and is accessed via pull down ladders. There is potential to develop this space should this be required.

Outside:

Private Rear Garden: The enclosed well maintained rear garden is perfect for outdoor entertaining, with a covered BBQ area for year-round use.

Front Garden & Parking: The low-maintenance front garden provides off-road parking for several cars.

This beautifully finished home combines modern style with functional living, offering a perfect blend of indoor and outdoor spaces. Situated in a desirable quiet location close to Yeadon town centre, it provides easy access to local amenities and transport links.

Location:

Yeadon is a vibrant bustling town. Numerous shops, schools and amenities can be found in Yeadon and nearby towns of Guiseley and Horsforth. Esholt woods and Leeds Liverpool canal are nearby where you can walk or cycle. Yeadon Tarn is a very popular local beauty spot for families and hosts Yeadon Sailing Club. Otley Chevin Forest Park for amazing views over Wharfedale and enjoyable walks is only a short drive. Yeadon is well paced for commuting by car/bus to Leeds or Bradford and Guiseley train station is the nearest station. Leeds Bradford International Airport is a few minutes away by car or taxi.

Key Material Information:

Mains Utility Connections: Gas, electricity and mains drainage

Mobile & broadband availability: Please refer to OFCOM Mobile and Broadband Checker for full details – Likely for O2 and Three networks, limited indoor connectivity for mobile voice and data services for EE/Vodafone but likely for outside. Also check with your own service provider. ULTRAFast broadband service available up to 1000Mbps from the Virgin Media & Openreach network & Sky.

Flood risk: Rivers & Sea – No risk. Surface Water – Very low

Restrictive covenants: No indicator found

Council tax: Band E, Leeds City Council 2024/2025 £2512.40

Floorplans



Rufford Drive, Yeadon, Leeds, LS19

APPROX. GROSS INTERNAL FLOOR AREA 945 SQ FT 87.8 SQ METRES

OUTBUILDING 48 SQ FT 4.4 SQ METRES

TOTAL 993 SQ FT 92.2 SQ METRES



GROUND FLOOR

Floorplans

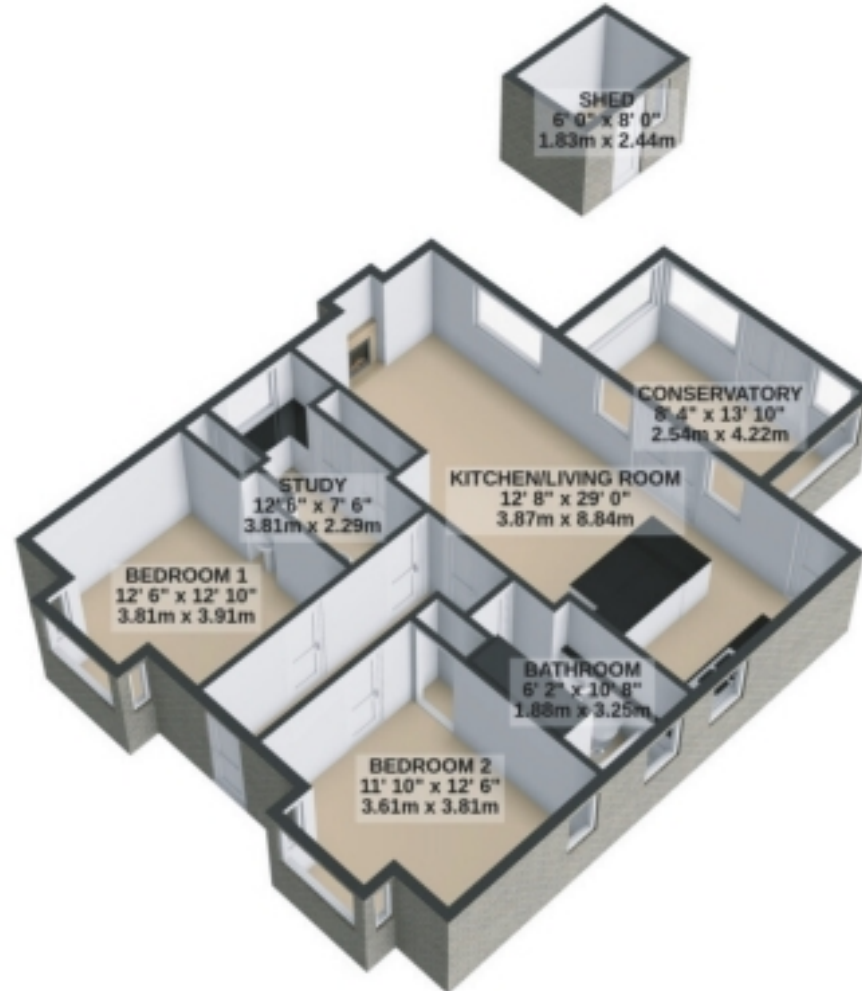


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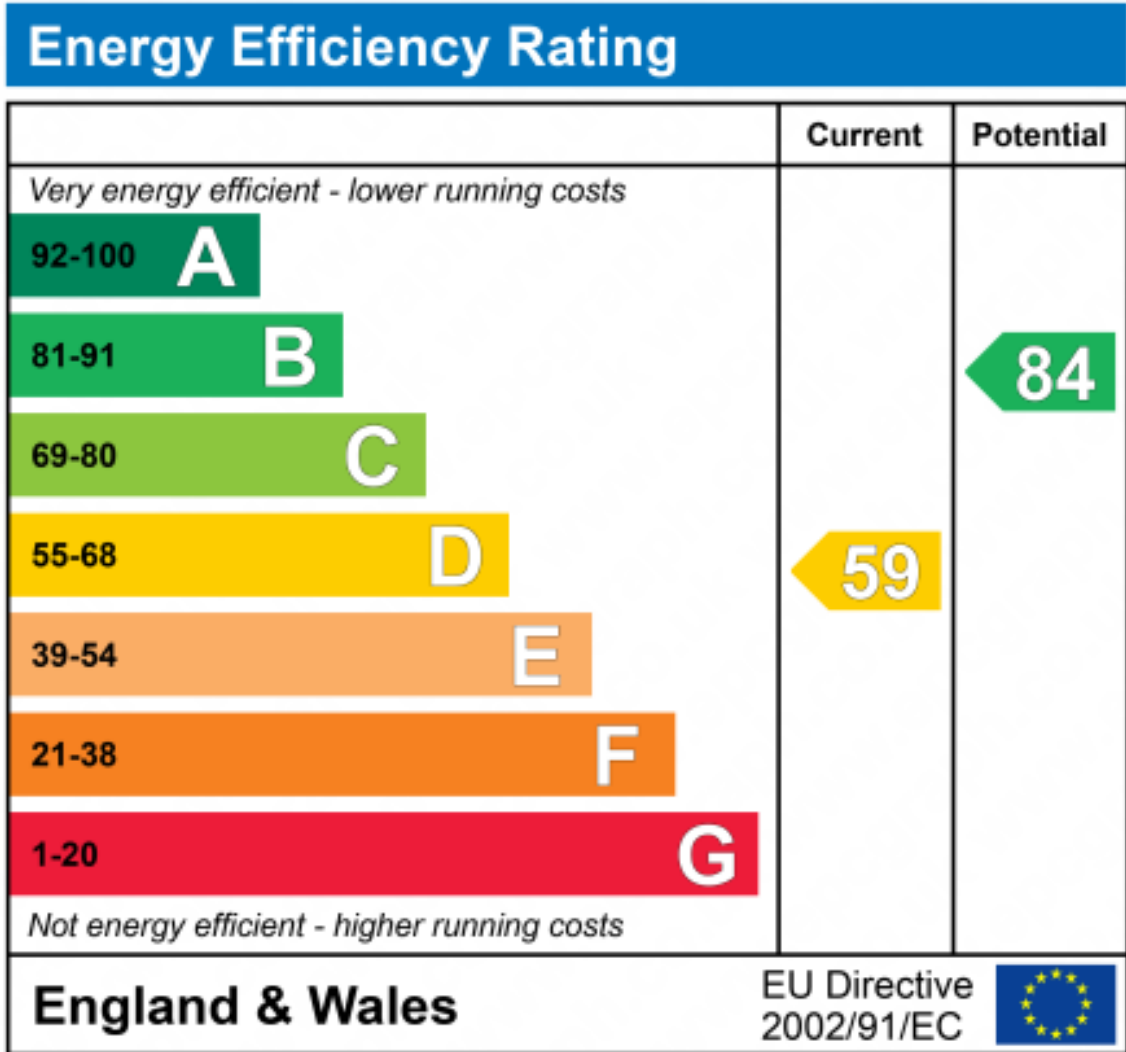


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Marketed by EweMove Otley & Guiseley

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