



Fairfax Grove, Yeadon Leeds LS19 7WA

welcome to

Fairfax Grove, Yeadon Leeds

A four bedroom detached house, nicely presented throughout and having spacious living accommodation. In a lovely quiet location on a corner plot at the head of a cul-de-sac and overlooking grassland and mature trees. A great property which would be perfect for a family looking to upsize.



Entrance Hall

Enter through a uPVC double glazed door to the front with a window to the side and front, Hive heating system, house alarm and stairs leading to the first floor.

Cloakroom

Always useful in a family home with a wc, wash hand basin and tiled flooring.

Lounge

21' 1" x 10' 8" Into recess (6.43m x 3.25m Into recess)
A spacious lounge having a gas fire on a marble back and hearth and timber surround, radiator, dual aspect uPVC double glazed windows to the front and side and patio doors to the rear letting lots of natural light flood through.

Dining Room

16' x 9' 8" Into bay (4.88m x 2.95m Into bay)
A separate dining room, a great room for entertaining, open to the kitchen with a radiator and a uPVC double glazed bay window to the front with a window seat and keeping the room light and airy.

Kitchen/ Diner

13' 3" x 11' 10" Into recess (4.04m x 3.61m Into recess)
A nicely presented kitchen having a range of wall and base units with work surfaces over incorporating a one and half bowl sink and drainer with a tiled splashback. integrated appliances include a dishwasher, microwave, electric oven and hob with extractor hood above, coffee maker and there is space for a full height fridge freezer. A central breakfast bar/island provides space for casual dining and benefits from extra drawer space and wine racks, There is a tiled floor, ceiling spotlights, radiator, two uPVC double glazed windows and a door to the rear.

Landing

The stairs rise from the hallway onto the landing with doors to four bedrooms, bathroom and access to a part boarded loft with a pull down ladder.

Bedroom One

10' 10" x 9' 11" Plus wardrobes (3.30m x 3.02m Plus wardrobes)
A good size double bedroom positioned to the front elevation with fitted wardrobes, bedside tables and dresser, radiator and a uPVC double glazed window.

En Suite

Recently renovated and accessed from bedroom one, the en suite is fully tiled and comprises of a shower cubicle, wash hand basin set on a vanity unit, wc, chrome heated towel rail and a uPVC double glazed window to the front.

Bedroom Two

11' 6" x 8' 8" Including wardrobes (3.51m x 2.64m Including wardrobes)
A good size double bedroom positioned to the rear elevation having fitted wardrobes with a mirrored sliding door, desk and drawers, a built in airing cupboard, radiator and a uPVC double glazed window.

Bedroom Three

10' 9" x 9' 6" (3.28m x 2.90m)
A further double bedroom positioned to the front elevation with a built in wardrobe, storage cupboard over the bulkhead, radiator and a uPVC double glazed window.

Bedroom Four

9' 3" x 7' 5" Plus recess (2.82m x 2.26m Plus recess)
Positioned to the rear elevation with space for free standing furniture, radiator and a uPVC double glazed window.

Bathroom

With tiling to splash areas and floor, comprising of a bath, separate shower cubicle, wash hand basin set on a vanity unit, wc, chrome heated towel rail, shaver point and a uPVC double glazed window to the rear.

Outside

To the front of the property there is a pebbled area with established shrubs and steps leading to the front door. To the rear there is an enclosed garden with tiered paving areas, a gate to the side, outside tap and hedge and fenced borders.

Garage

There is a single detached garage to the rear of the house with an automatic door.



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welcome to

Fairfax Grove, Yeadon Leeds

- Four Bedroom Detached Family Home
- Spacious Living Accommodation
- Modern Kitchen/Diner & Bathroom
- Open Aspect To The Front
- Detached Garage

Tenure: Freehold EPC Rating: C

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA105645 - 0010

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