



Balmoral Way, Yeadon Leeds LS19 7WF

welcome to

Balmoral Way, Yeadon Leeds

A four double bedroom detached family home, nicely presented throughout with spacious living accommodation, conservatory, integral garage and well maintained rear garden which backs onto fields. A great property in a desirable area of Yeadon.



Entrance Porch

Enter from the front into the porch which has vinyl flooring.

Hallway

Enter from the porch into the hallway with an access door to the integral garage, carpet flooring, radiator and stairs leading up to the first floor.

Cloakroom/ Wc

A downstairs toilet, always useful to have in a busy family home, with tiling to splash areas, wc, wall mounted wash hand basin and a uPVC double glazed window to the side.

Lounge

18' 1" x 11' 9" (5.51m x 3.58m)

A spacious bright and airy room which is open to the dining room and having a fire set on a marble hearth with timber surround, carpet flooring, radiator and a uPVC double glazed bay window to the front.

Dining Room

11' 8" x 11' (3.56m x 3.35m)

Open to the lounge with carpet flooring, radiator and a uPVC double glazed patio doors to the conservatory.

Kitchen/ Diner

14' 11" x 9' 4" (4.55m x 2.84m)

The kitchen has a range of wall and base units with work surfaces over incorporating a sink, drainer and gas hob with extractor fan above and a tiled splashback. There is an integrated electric oven and spaces for a dishwasher, washing machine and full height fridge freezer. Also having a radiator, vinyl flooring, uPVC double glazed window and door to the rear.

Conservatory

11' 1" x 11' 1" (3.38m x 3.38m)

Built of uPVC double glazed construction, a great addition to this family home creating extra living accommodation with patio doors to the side and vinyl flooring.

Landing

The stairs rise from the hallway onto the carpeted landing with doors to four double bedrooms, bathroom and access to the loft.

Bedroom One

17' 4" x 13' 11" (5.28m x 4.24m)

A spacious bedroom positioned to the front elevation with carpet flooring, radiator, coving and a uPVC double glazed window. There is access to an en suite.

En Suite

The en suite comprises of a shower cubicle, pedestal wash hand basin, heated towel rail, carpet flooring and a uPVC double glazed window to the side.

Bedroom Two

13' 2" x 11' 11" (4.01m x 3.63m)

A double bedroom positioned to the front elevation with carpet flooring, radiator, coving and a uPVC double glazed window.

Bedroom Three

11' 1" x 8' 11" (3.38m x 2.72m)

A double bedroom positioned to the rear elevation with carpet flooring, radiator, coving and a uPVC double glazed window overlooking the garden and fields beyond.

Bedroom Four

9' 7" x 8' 9" (2.92m x 2.67m)

A double bedroom positioned to the rear elevation with carpet flooring, radiator, coving and a uPVC double glazed window overlooking the garden and fields beyond.

Bathroom

With half tiled walls and comprising of a panel bath with shower over, pedestal wash hand basin, wc, vinyl flooring, radiator and a uPVC double glazed window to the rear.

Integral Garage

16' 11" x 9' (5.16m x 2.74m)

An integral garage which houses the boiler and has light, power and an up and over door.

Outside

To the front of the property there is a large driveway providing off street parking which leads to the garage. There is access down the side to a well maintained rear garden with a paved seating area to the side of the conservatory and a good size lawn with fenced borders and backing onto fields.



view this property online williamhbrown.co.uk/Property/YEA106463



welcome to

Balmoral Way, Yeadon Leeds

- Detached Family House
- Four Double Bedrooms
- Integral Garage
- Off Street Parking
- Conservatory

Tenure: Freehold EPC Rating: D

£500,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YEA106463



Property Ref:
YEA106463 - 0004

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 250 6996



Yeadon@williamhbrown.co.uk



27 High Street, Yeadon, LEEDS, West Yorkshire,
LS19 7SP



williamhbrown.co.uk