

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' ($3.56m \times 3.35m$) 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" ($3.38m \times 2.72m$) 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' ($5.16m \times 2.74m$) 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.

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Balmoral Way, Yeadon Leeds

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

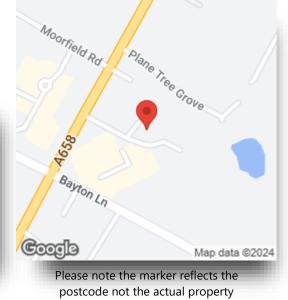
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£500,000



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