









welcome to

Balmoral Way, Yeadon Leeds

Positioned at the head of a cul-de-sac with countryside walks on the doorstep, a fabulous four double bedroom detached family house offering spacious and versatile living accommodation, conservatory and double detached garage. A great opportunity for a family looking to upsize.













Entrance Porch

Enter from the front into the porch with double glazing to three sides and a door to the hallway.

Hallway

Enter from the porch into the hallway with uPVC double glazed windows to the front and side, two radiators, understairs storage cupboard and stairs leading to the first floor.

Guest Wc

Always useful to have in a busy family home with a wc, wash hand basin, radiator and a uPVC double glazed window to the side.

Lounge

22' 4" Into bay x 12' 1" (6.81m Into bay x 3.68m) A spacious, bright and airy room having a gas fire with feature surround, carpet flooring, two radiators, a uPVC double glazed bay window to the front and fully double glazed uPVC patio doors to the conservatory.

Dining Room/Snug

10' 4" x 10' 3" (3.15m x 3.12m)

A versatile room with many uses depending on the buyers needs with carpet flooring, radiator and a uPVC double glazed window to the front.

Kitchen/Diner

19' 7" x 8' 11" (5.97m x 2.72m)

A well presented kitchen/diner offering a good range of wall and base units with worksurfaces incorporating a sink, drainer and gas hob with extractor above and a tiled splashback. Integrated appliances include an electric oven, microwave and there are spaces for a dishwasher and full height fridge freezer. Wood effect flooring continues into the dining area where there is ample space for a table and chairs. The room also benefits from two radiators, a uPVC double glazed window to the rear an a door leading to the conservatory.

Utility Room

Having wall and base units with worksurfaces

incorporating a sink and drainer. There are spaces for a washing machine and dryer and the boiler is housed in here. The room also benefits from a larder/storage cupboard for ironing board etc, wood effect flooring, radiator, a uPVC double glazed window to the rear and an access door to the side porch.

Conservatory

15' 1" x 11' 6" Into recess (4.60m x 3.51m Into recess) A great addition to this family home creating extra living accommodation. Built of uPVC double glazed construction with a low wall and benefiting from fitted blinds to the roof, a radiator and patio doors to the side leading to the garden.

Landing

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

Bedroom One

15' 5" \times 10' 10" Incluing wardrobes ($4.70 \text{m} \times 3.30 \text{m}$ Incluing wardrobes)

A double bedroom positioned to the front elevation with fitted wardrobes, carpet flooring, radiator and a uPVC double glazed window. The room has access to en suite facilities.

En Suite

With tiling to splash areas and fitted with a three piece suite comprising of a shower cubicle, wash hand basin, wc and a uPVC double glazed window to the front. The room also benefits from built in storage cupboards.

Bedroom Two

12' 9" \times 11' 4" Including wardrobes ($3.89m \times 3.45m$ Including wardrobes)

A double bedroom positioned to the front elevation with fitted wardrobes, built in airing cupboard, radiator, carpet flooring and a uPVC double glazed window.

Bedroom Three

12' 6" x 9' (3.81m x 2.74m)

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

Bedroom Four

9' 6" x 9' 5" (2.90m x 2.87m)

A double bedroom positioned to the rear elevation, currently fitted as a home office but could also be a bedroom depending on the buyers needs. The room has built in storage, radiator, carpet flooring and a uPVC double glazed window overlooking the garden.

Bathroom

With tiling to splash areas and fitted with a three piece suite comprising of a bath with shower over, wc, wash hand basin, wall and base storage cupboards, radiator and a uPVC double glazed window to the rear.

Externally

To the front of the property there is a low maintenance pebbled area with a small lawn to the side and a driveway providing off street parking. A gated driveway leads to the double garage. To the rear there is private well established garden with a lawn and paved seating area and wrapping round the side with mature shrubs and trees.

Double Garage

A double detached garage with an electric up and over door, power, light, overhead storage and a pedestrian door to the side.





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Balmoral Way, Yeadon Leeds

- Detached Family House
- Four Double Bedrooms
- Spacious & Versatile Living Accommodation
- Conservatory
- Guest Wc

Tenure: Freehold EPC Rating: C

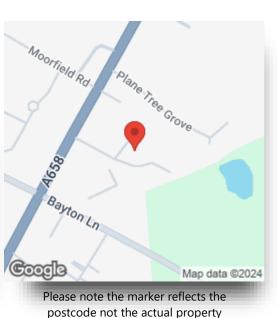
offers over

£525,000









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