



**Balmoral Way, Yeadon Leeds LS19 7WF**



**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 and 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" x 10' 10" Including wardrobes ( 4.70m x 3.30m

Including 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" x 11' 4" Including wardrobes ( 3.89m x 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**



Please note the marker reflects the postcode not the actual property

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