



Glenmere Mount, Yeadon Leeds LS19 7AZ

welcome to

Glenmere Mount, Yeadon Leeds

Nestled in a cul-de-sac, this well-maintained four-bedroom semi-detached house offers spacious & versatile living spaces. The property boasts ensuite facilities, a charming conservatory, and a double garage. Ideally located with Yeadon Tarn practically on your doorstep, early viewing is recommended.



Entrance Hall

Enter from the side into the spacious hallway with stairs leading to the first floor and access to the guest wc.

Guest Wc

Always useful to have in a busy family home, fully tiled with a wc and wash hand basin with vanity unit below.

Lounge

13' Max x 12' Max (3.96m Max x 3.66m Max)
A bright and airy room having an electric fireplace and dual aspect windows to the front and side allowing a good amount of natural light to flow through.

Dining Room

11' 3" Max x 10' 1" Max (3.43m Max x 3.07m Max)
A versatile room, currently used as a second sitting room but could also be a dining room, perfect for more formal dining and entertaining.

Yeadon

Yeadon is a charming small town located approximately 8 miles from Leeds City Centre. The High Street offers a variety of amenities, including bars, cafes, restaurants, and two supermarkets. Regular bus services connect Yeadon to Leeds, Bradford, and surrounding areas, making it ideal for commuters. The town is home to Yeadon Tarn, a scenic spot perfect for leisurely walks, green spaces, and a children's play park. Yeadon Town Hall, a beautiful Grade II listed building from the 1880s, hosts numerous shows and concerts throughout the year and features the delightful Stage Door Café and licensed bar.

Kitchen/Diner

14' 11" Max x 13' 4" Max (4.55m Max x 4.06m Max)
A stylish and contemporary kitchen offering a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob with extractor hood above and a tiled splashback. Integrated appliances include an oven, fridge freezer

and there are spaces for a dishwasher and washing machine. Double doors lead through to the conservatory.

Conservatory

9' 2" Max x 7' 5" Max (2.79m Max x 2.26m Max)
A great addition to this family home creating extra living accommodation with doors opening to the garden.

Landing

The stairs rise from the hallway onto the landing with doors to four bedrooms and bathroom.

Bedroom One

11' 11" Max x 9' 7" Max (3.63m Max x 2.92m Max)
A double bedroom positioned to the rear elevation with fitted wardrobes and access to en suite facilities.

En Suite

Fully tiled and fitted with a three piece suite comprising of a shower cubicle, wash hand basin with vanity unit below and wc.

Bedroom Two

12' Into wardrobes x 11' 4" Max (3.66m Into wardrobes x 3.45m Max)
A double bedroom positioned to the front elevation with built in wardrobes.

Bedroom Three

9' 3" Max x 7' 8" Max (2.82m Max x 2.34m Max)
Positioned to the front elevation with fitted wardrobes.

Bedroom Four

9' 11" Max x 6' 11" Max (3.02m Max x 2.11m Max)
Positioned to the rear elevation with space for free standing furniture.

Bathroom

A modern bathroom, fully tiled and fitted with a three piece suite comprising of a Jacuzzi style bath with shower over, wash hand basin with vanity unit below, wc and a heated towel rail.

Outside

To the front and side of the property there is a large driveway providing ample off street parking. To the rear there is a well maintained garden having a decked seating area leading off the conservatory and a lawn beyond.

Garage

A double detached garage, perfect for storage or secure parking.



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welcome to

Glenmere Mount, Yeadon Leeds

- SPACIOUS & VERSATILE LIVING ACCOMMODATION
- WELL PRESENTED THROUGHOUT
- KITCHEN/DINER
- CONSERVATORY
- EN SUITE FACILITIES

Tenure: Freehold EPC Rating: E

offers in the region of

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA106698 - 0004

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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