



Dyehouse Walk, Yeadon Leeds LS19 7GL

welcome to

Dyehouse Walk, Yeadon Leeds

A beautifully presented three bedroom end town house, arranged over three floors and offering spacious living accommodation. The property features a modern and stylish kitchen and bathrooms, master suite with en suite, driveway, garage and private garden with home office.



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.

Ground Floor Entrance Hall

Enter from the front into the welcoming hallway with stairs leading to the first floor.

Lounge

18' 5" Max x 10' 3" Max (5.61m Max x 3.12m Max)
A spacious, bright and airy room with carpet flooring.

Kitchen/Diner

13' 9" Max x 11' 2" Max (4.19m Max x 3.40m Max)
This modern and stylish kitchen/diner features a sleek range of wall and base units with grey high-gloss doors, complemented by contemporary work surfaces that incorporate a sink, drainer, and a five-ring gas hob with an overhead extractor fan. Integrated appliances—including a fridge freezer, dishwasher, washing machine, and oven—are seamlessly concealed behind the cabinetry, creating a clean and streamlined look. A beautifully tiled floor flows into the dining area, which offers ample space for a table and chairs, while fully glazed French doors open out to the garden, filling the space with natural light.

Cloakroom

Always useful to have in a busy family home with a wc, wash hand basin with storage below and a heated towel rail.

First Floor Landing

The stairs rise from the hallway onto the landing with doors to two good size bedrooms, bathroom and stairs to the second floor.

Bedroom Two

13' 9" Max x 11' 1" Max (4.19m Max x 3.38m Max)
A spacious double bedroom positioned to the rear elevation with a built in storage cupboard.

Bedroom Three

11' 3" Max x 6' 10" Max (3.43m Max x 2.08m Max)
A spacious single bedroom positioned to the front elevation with space for free standing furniture.

Bathroom

A modern and stylish bathroom featuring tasteful tiling to splash areas and a contemporary three-piece suite. It includes a bath with an overhead shower, a wash hand basin with a sleek waterfall tap, a WC, and a chrome heated towel rail for added comfort.

Second Floor Master Suite

29' 11" Max x 13' 10" Max (9.12m Max x 4.22m Max)
A generously sized double bedroom making excellent use of the space, featuring sleek fitted wardrobes with sliding gloss doors, a built-in desk and drawers, and convenient access to en suite facilities. The windows to the front, rear and two skylight allow a good amount of natural light to flow through.

En Suite

Modern and stylish, this en suite is fitted with a contemporary three-piece suite, including a spacious shower cubicle with a waterfall shower, a washbasin with built-in storage, a WC, an extractor fan, and a sleek chrome heated towel rail.

Outside

A driveway to the side provides off street parking and leads to the garage. To the rear there is a private

garden with a paved seating area leading off the dining room. Steps lead down to the lawn below and garden room.

Garden Office

A fantastic addition to this family home, offering a dedicated home office space—ideal for modern remote working. The room is equipped with lighting, power, and fully glazed patio doors, creating a bright and functional workspace.

Garage

A single garage with an up and over door, electric, lights and plumbing for a dryer.



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welcome to

Dyehouse Walk, Yeadon Leeds

- BEAUTIFULLY PRESENTED END TOWN HOUSE
- THREE GREAT SIZE BEDROOMS
- STYLISH KITCHEN & BATHROOMS
- ARRANGED OVER THREE FLOORS
- FABULOUS MASTER SUITE WITH EN SUITE

Tenure: Freehold EPC Rating: B
Council Tax Band: D

£390,000



Please note the marker reflects the
postcode not the actual property

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