



**Parkland View, Yeadon Leeds LS19 7DZ**



**welcome to**

## **Parkland View, Yeadon Leeds**

A beautifully presented three bedroom detached family home, in a desirable area with pleasant walks close by. The property features and lovely kitchen/diner, lounge, conservatory, en suite facilities, driveway and beautiful garden. This really is a lovely home and early viewing is recommended.



## 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.

### Entrance Hall

Enter from the front into the welcoming hallway with an under stairs storage cupboard and stairs leading to the first floor.

### Kitchen/Diner

11' 11" Max x 9' 9" Max ( 3.63m Max x 2.97m Max )

A well presented kitchen/diner offering a good range of wall and base units with work surfaces incorporating a sink, drainer and gas hob. Integrated appliances include an oven/grill, dishwasher, washing machine and fridge freezer. There is ample space in the dining area for a table and chairs. A bay window to the front and window to the side allow for a good amount of natural light to flow through.

### Lounge

16' 6" Max x 11' 9" Max ( 5.03m Max x 3.58m Max )

A spacious, bright and airy room with a feature fireplace, coving and fully glazed doors leading to the conservatory.

### Conservatory

9' 10" Max x 8' 9" Max ( 3.00m Max x 2.67m Max )

A lovely addition to this family home creating extra living accommodation, with glazing to three sides and double doors leading out to the decked seating area.

### Bedroom One

11' 10" Max x 9' 4" Max ( 3.61m Max x 2.84m Max )

A double bedroom positioned to the front elevation with fitted wardrobes and access to en suite facilities.

### En Suite

Fitted with a three piece suite comprising of a shower cubicle, wc, wash hand basin and chrome heated towel rail.

### Bedroom Two

9' 4" Max x 9' 3" Max ( 2.84m Max x 2.82m Max )

A double bedroom positioned to the rear elevation with space for free standing furniture.

### Bedroom Three

7' 11" Max x 6' 10" Max ( 2.41m Max x 2.08m Max )

A single bedroom positioned to the front elevation with space for free standing furniture.

### Bathroom

A modern bathroom fitted with a three piece suite comprising of a bath with shower over, wc and wash hand basin.

### Outside

To the front of the property there is a small lawn and a driveway to the side provides off street parking with an EV charger. To the rear there is a beautiful garden having a decked seating area leading off the conservatory and steps lead down to the lawn. Well established trees and hedges provide a good deal of privacy.



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## **Parkland View, Yeadon Leeds**

- DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- CONSERVATORY
- EN SUITE FACILITIES
- BEAUTIFUL REAR GARDEN

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

offers in the region of

**£345,000**



Please note the marker reflects the  
postcode not the actual property

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**william h brown**



**0113 250 6996**



[Yeadon@williamhbrown.co.uk](mailto:Yeadon@williamhbrown.co.uk)



27 High Street, Yeadon, LEEDS, West Yorkshire,  
LS19 7SP



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**