



Balmoral Way, Yeadon Leeds LS19 7WF

welcome to

Balmoral Way, Yeadon Leeds

A beautifully maintained detached family residence located in a popular area of Yeadon. Offering generous and stylish living spaces, the home features four double bedrooms, a contemporary kitchen and modern bathrooms, a bright conservatory, well-kept front and rear gardens, and an integral garage.



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 hallway with a useful understairs cupboard, access to the downstairs wc and stairs leading to the first floor.

Downstairs Wc

Always useful to have in a busy family home, part tiled with a wc and wash hand basin with storage below.

Lounge

18' 2" Max x 11' 8" Max (5.54m Max x 3.56m Max)
A spacious, bright and airy room, open to the dining room and having a feature gas fireplace.

Dining Room

11' 9" Max x 11' 1" Max (3.58m Max x 3.38m Max)
A separate dining room, open to the lounge, a great space for more formal dining and entertaining. Additionally, there are fully glazed double doors opening to the conservatory and bifold doors to the kitchen allowing an open plan arrangement.

Kitchen

15' 1" Max x 9' 4" Max (4.60m Max x 2.84m Max)
A modern and stylish kitchen offering a range of wall and base units with work surfaces incorporating a sink with hot tap, drainer and hob with extractor fan above. Integrated appliances include an oven, microwave, dishwasher and there is space for a

fridge freezer. The work surface continues, to create a breakfast bar, perfect for more casual dining. Bifold doors open to the dining room allowing an open plan arrangement.

Conservatory

9' 9" Max x 9' 7" Max (2.97m Max x 2.92m Max)
A fabulous addition to this family home creating extra living accommodation and providing a peaceful retreat with views over the garden, making it a perfect spot to unwind throughout the year.

Landing

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

Bedroom One

15' 10" Max x 14' 6" Max (4.83m Max x 4.42m Max)
A spacious double bedroom positioned to the front elevation with access to en suite facilities.

En Suite

A spacious en suite, fully tiled and fitted with a three piece suite comprising a shower cubicle, wash hand basin with storage below, wc and chrome heated towel rail.

Bedroom Two

13' 2" Max x 11' 11" Max (4.01m Max x 3.63m Max)
A double bedroom positioned to the front elevation with a built in storage cupboard.

Bedroom Three

11' 6" Max x 10' 7" Max (3.51m Max x 3.23m Max)
A double bedroom positioned to the rear elevation with space for free standing furniture.

Bedroom Four

9' 9" Max x 8' 10" Max (2.97m Max x 2.69m Max)
A double bedroom positioned to the rear elevation with space for free standing furniture.

Bathroom

A modern and stylish bathroom, fully tiled and fitted

with a three piece suite comprising a bath with shower over, wc, wash hand basin with storage below and heated towel rail.

Outside

To the front of the property there is a driveway providing off street parking and a lawn to the side. To the rear a paved seating area leads off the conservatory with a lawn beyond. Additionally there is a useful storage shed.

Integral Garage

With an up and over door, sink, drainer, plumbing and spaces for a washing machine and dryer.



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welcome to

Balmoral Way, Yeadon Leeds

- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- CONSERVATORY
- MASTER WITH EN SUITE
- INTEGRAL GARAGE

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

£490,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
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