



Glenmere Mount, Yeadon Leeds LS19 7AZ

welcome to

Glenmere Mount, Yeadon Leeds

This extended semi-detached home is beautifully presented throughout, offering versatile and generous living space. The property boasts four bedrooms, two contemporary bathrooms, a stunning open-plan kitchen/dining/living area, front and rear gardens, and off-street parking.



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 stairs leading to the first floor.

Lounge

13' 9" Max x 11' 11" Max (4.19m Max x 3.63m Max)
A bright and airy room having a log burner set into the fireplace with a wood lintel, built in cupboards and shelving into the recesses and a bay window to the front letting in lots of natural light.

Kitchen/Lounge/Diner

22' 8" Max x 14' Max (6.91m Max x 4.27m Max)
Such a fabulous room and the real hub of this family home. The kitchen offers a range of wall and base units with complimenting work surfaces incorporating a sink, drainer and hob. Integrated appliances include an oven, dishwasher, fridge freezer and a large utility cupboard houses the washing machine. The lounge/dining area has ample space for sofas, table and chairs perfect for entertaining and fully glazed patio doors lead out to the garden.

Bedroom One

11' 10" Max x 8' 8" Max (3.61m Max x 2.64m Max)
A double bedroom on the ground floor with space for free standing furniture and access to en suite facilities.

En Suite

A modern shower room, fully tiled and fitted with a shower cubicle, wc, wash hand basin with storage below and a chrome heated towel rail.

Bedroom Two

11' 11" Max x 10' 8" Max (3.63m Max x 3.25m Max)
A double bedroom positioned to the front elevation with space for free standing furniture.

Bedroom Three

10' 2" Max x 9' 2" Max (3.10m Max x 2.79m Max)
A double bedroom positioned to the rear elevation with space for free standing furniture.

Bedroom Four

7' 11" Max x 6' 2" Max (2.41m Max x 1.88m Max)
A single bedroom positioned to the front which would also be perfect as a home office depending on your needs, with space for free standing furniture.

Bathroom

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

Outside

At the front of the property, there is a low-maintenance pebbled garden complemented by raised planters, while a driveway to the side offers convenient off-street parking. To the rear, a paved seating area extends from the dining room, creating an ideal space for entertaining, with a lawn stretching beyond.



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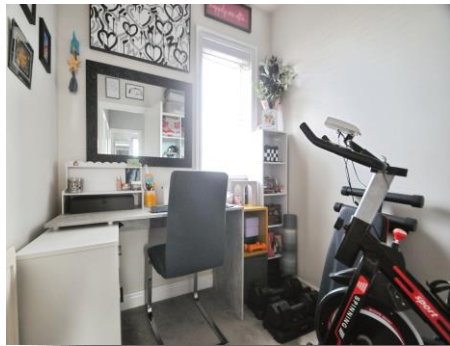
Glenmere Mount, Yeadon Leeds

- **OPEN DAY SAT 6TH SEPT 2-3PM - PLEASE CALL TO BOOK A SLOT**
- EXTENDED SEMI DETACHED HOUSE
- TWO MODERN BATHROOMS
- STYLISH KITCHEN/LOUNGE/DINER
- BEAUTIFULLY PRESENTED

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£380,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA107173 - 0004

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