



Plowmans Walk, Yeadon Leeds LS19 7FJ

welcome to

Plowmans Walk, Yeadon Leeds

A stunning detached home in a sought-after of Yeadon. Beautifully presented with spacious living areas, four double bedrooms including a master suite, a sleek modern kitchen, and stylish contemporary bathrooms. A perfect blend of comfort and elegance. Viewing is highly 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

Step through the front door into a welcoming hallway, beautifully finished with Ash engineered wood flooring. From here, you'll find access to the guest WC and a staircase leading gracefully to the first floor.

Guest Wc

A handy addition to any busy family home, this space includes a WC and wash basin—perfect for everyday convenience.

Lounge

16' 2" Into bay x 10' 11" Into recess (4.93m Into bay x 3.33m Into recess)
A spacious, light-filled room featuring a fabulous gas log burner set within the fireplace recess on a slate hearth, creating a stunning focal point. The ash-engineered wood flooring and elegant coving beautifully complement the décor, while double doors open seamlessly into the dining room for effortless entertaining.

Dining Room

11' 1" Max x 10' 11" Max (3.38m Max x 3.33m Max)
An ideal space for formal dining and entertaining, with double doors opening to the lounge for a seamless flow. The elegant ash-engineered wood flooring continues throughout, while a rear-facing window frames lovely views of the garden.

Office/Lounge

13' 5" Max x 8' 4" Max (4.09m Max x 2.54m Max)
A versatile room that can easily serve as an additional lounge or a home office, tailored to suit your lifestyle needs. It also benefits from the convenience of a side access door.

Kitchen/Diner

16' 8" Max x 9' 2" Max (5.08m Max x 2.79m Max)
This stunning kitchen/diner is the true hub of this family home, combining style, functionality, and comfort. The kitchen features a generous range of solid wood wall and base units with elegant shaker-style doors, complemented by luxurious Quartz work surfaces. Integrated into the design is a sink and drainer with a hot water tap, alongside a sleek gas hob and extractor hood.
A full suite of integrated appliances includes a double oven, fridge freezer, and dishwasher, ensuring convenience and a seamless aesthetic. The spacious dining area easily accommodates a table and chairs, perfect for family meals or entertaining guests. Fully glazed double doors open directly onto the garden, flooding the space with natural light and creating a wonderful indoor-outdoor flow.

Utility Room

Conveniently accessed from the office/lounge, this practical space is plumbed for a washing machine and dryer.

Landing

Stairs rise from the hallway to the landing, which includes a handy storage cupboard and provides access to four bedrooms, the family bathroom, and the loft.

Master Suite

13' 7" Max x 10' 10" Max (4.14m Max x 3.30m Max)
A spacious and light-filled double bedroom, complete with access to a private dressing area and en suite facilities—offering a peaceful retreat with added comfort and convenience.

Dressing Area

The dressing area is thoughtfully designed with fitted wardrobes, offering plenty of storage while leading through to the en suite. A charming bay window fills the space with natural light, adding to the sense of calm and comfort.

En Suite

A beautifully appointed en suite with sleek floor and splash-area tiling, featuring a contemporary three-piece suite. Enjoy the luxury of a walk-in shower with a rainfall shower head, complemented by a WC and wash basin—all enhanced with elegant chrome fittings for a modern finish.

Bedroom Two

13' 9" Max x 9' 1" Max (4.19m Max x 2.77m Max)
A well-proportioned double bedroom offering plenty of space for freestanding furniture, making it easy to create a comfortable and personalised retreat.

Bedroom Three

11' 5" Max x 8' 4" Max (3.48m Max x 2.54m Max)
A bright and comfortable double bedroom complete with a fitted wardrobe, offering both style and practical storage.

Bedroom Four

10' 5" Max x 7' 11" Max (3.17m Max x 2.41m Max)
A good sized double bedroom with plenty of space for freestanding furniture, offering flexibility to style the room to your taste

Bathroom

A modern and stylish bathroom with sleek floor and splash-area tiling, featuring a contemporary three-piece suite. Enjoy a relaxing soak in the bath with a rainfall shower overhead, alongside a wash basin with built-in storage and a WC. Chrome fittings, including a heated towel rail, add a touch of elegance and comfort.

Loft

A fantastic loft space, fully boarded and equipped with electrics, complete with a convenient pull-down



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Plowmans Walk, Yeadon Leeds

- STUNNING FOUR BEDROOM DETACHED HOUSE
- FABULOUS MASTER SUITE
- STYLISH BATHROOMS
- CONTEMPORARY KITCHEN/DINER
- MULTIPLE RECEPTION ROOMS

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:
YEA106684 - 0003

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