



Barfield Drive, Yeadon Leeds LS19 7SJ

welcome to

Barfield Drive, Yeadon Leeds

A beautifully presented semi-detached home offering generous living space throughout. Highlights include a stylish kitchen/diner, bright conservatory, three well-proportioned bedrooms, a contemporary four-piece bathroom, off-street parking, and a private rear garden.



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 stairs leading to the first floor.

Lounge

13' 11" Into bay x 11' 11" Into recess (4.24m Into bay x 3.63m Into recess)

A bright and airy room with a feature fireplace and a bay window to the front allowing a good amount of natural light to flow through.

Kitchen/Diner

13' 1" Max x 10' 4" Max (3.99m Max x 3.15m Max)

A modern and stylish kitchen/diner, the real hub of this family home. The kitchen offers a good range of wall and base units with work surfaces incorporating a sink and drainer with a tiled splashback. There are a range of integrated appliances including an oven, microwave, washing machine, dishwasher and space for an American style fridge freezer. A central island houses the hob with an extractor hood above and further storage below. Additionally there is a useful understairs storage cupboard and fully glazed doors leading to the conservatory.

Conservatory

9' 7" Max x 6' 8" Max (2.92m Max x 2.03m Max)

A great addition to this family home creating extra living accommodation with patio doors opening to the garden.

Bedroom One

14' 7" Into bay x 10' 4" Into wardrobe (4.45m Into bay x 3.15m Into wardrobe)

A good size double bedroom positioned to the front elevation with fitted wardrobes.

Bedroom Two

13' 2" Max x 11' 2" Into wardrobes (4.01m Max x 3.40m Into wardrobes)

A double bedroom positioned to the rear elevation with fitted wardrobes.

Bedroom Three

9' Into recess x 7' 6" Max (2.74m Into recess x 2.29m Max)

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

Bathroom

A modern and stylish bathroom with fully tiled walls and fitted with four piece suite comprising a bath with central mixer tap, large walk in shower with contrasting tiles, wc and wash hand basin. The suite is complimented by chrome fittings.

Outside

To the front of the property there is a small lawn and a block paved driveway to the side providing off street parking. To the rear there is a private low maintenance garden with decked seating areas.



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welcome to

Barfield Drive, Yeadon Leeds

- SEMI DETACHED HOUSE
- THREE GOOD SIZE BEDROOMS
- CONSERVATORY
- MODERN KITCHEN & BATHROOM
- OFF STREET PARKING

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA107211 - 0002

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