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35 Parkland View, Yeadon, LS19 7DZ

Asking Price £350,000

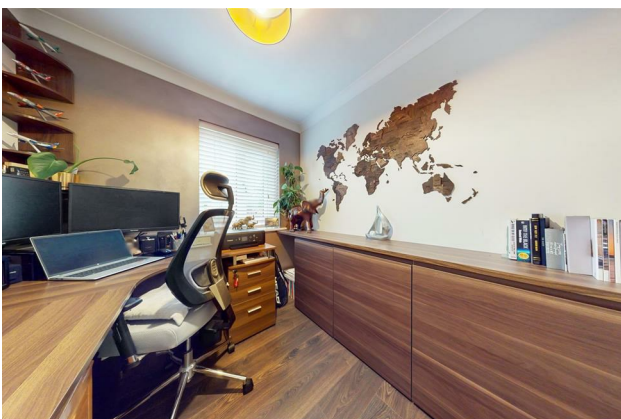
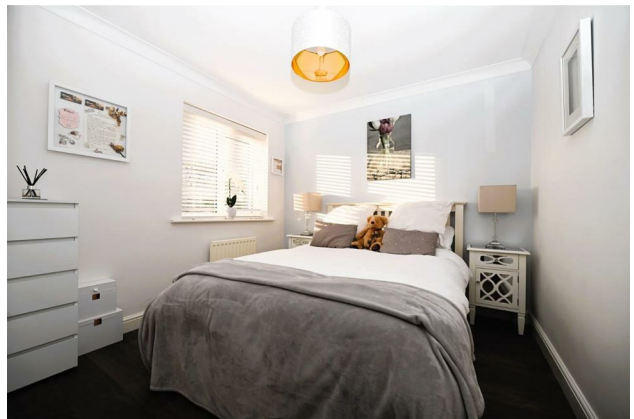
Property Images



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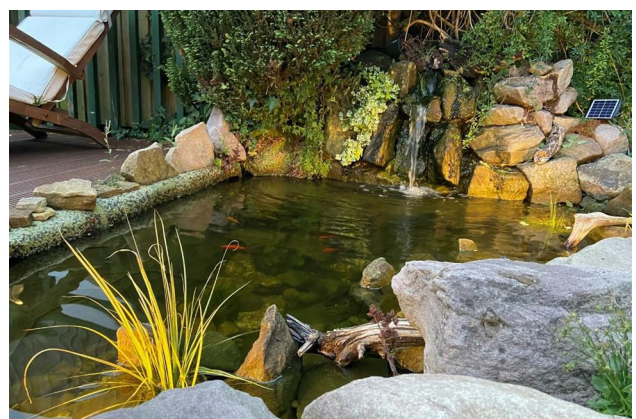
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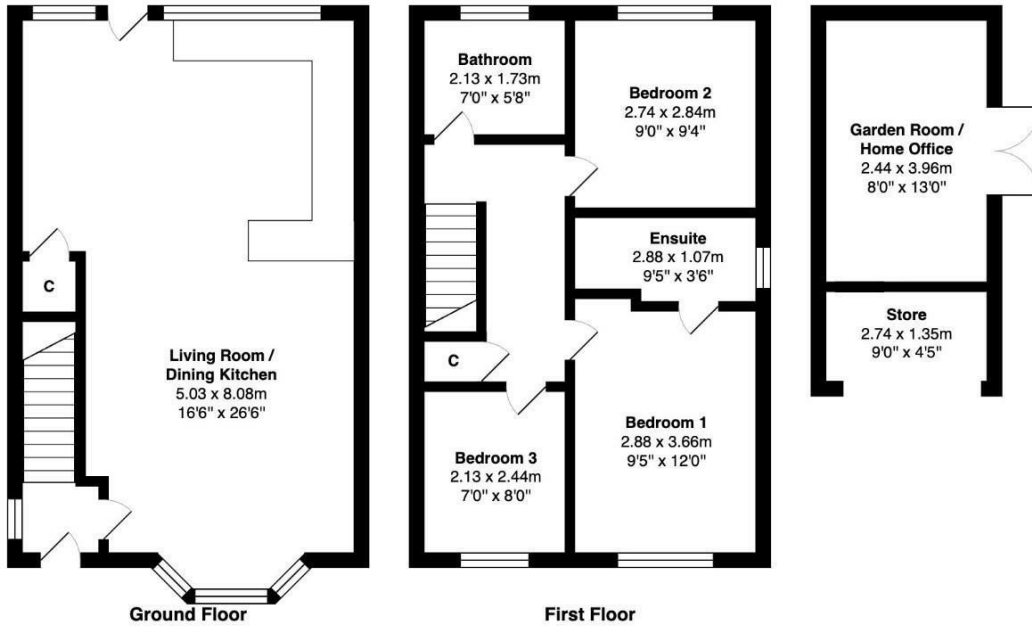
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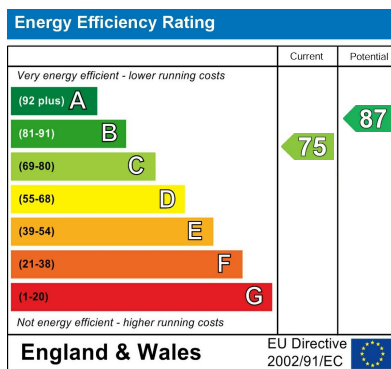
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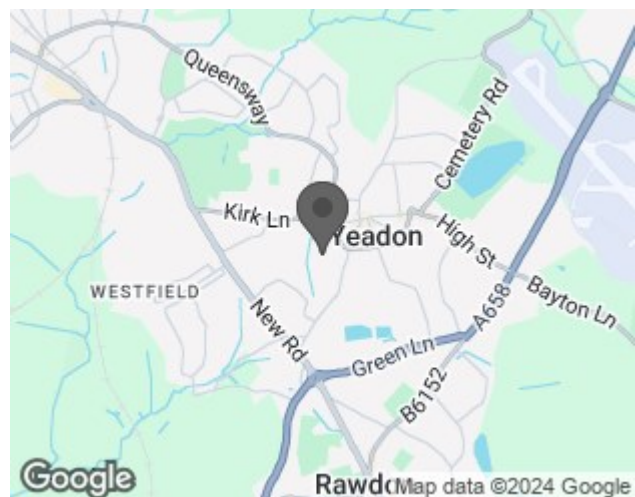
Total Area: 92.8 m² ... 999 ft²

All measurements are approximate and for display purposes only

EPC



Map



Details

Type: House - Detached Beds: 3 Bathrooms: 2 Receptions: 1
Tenure: Freehold

This beautifully appointed three-bedroom detached house is located at the top of a quiet cul-de-sac, offering a generous plot and a perfect blend of modern amenities and serene outdoor spaces. Upon entering, the hallway welcomes you with a ceramic tiled floor and underfloor heating, providing a warm and inviting atmosphere during the colder months. The stair lighting adds a stylish touch, leading you to the first floor.

The open-plan living area, kitchen, and dining space form the heart of the home. The living room features a stunning bespoke media wall with ambient lighting, a bio-ethanol fireplace with a real flame, and built-in storage cupboards, creating a contemporary yet cozy space. Wood laminate flooring runs throughout the area, and a bay window offers a pleasant view of the generous front garden. The kitchen area is seamlessly connected to the living room via bar seating, and it includes a gas range, integrated fridge/freezer, and dishwasher. The under-cabinet lighting creates a sophisticated ambiance, perfect for both casual meals and entertaining. Additionally, a storage cupboard under the stairs provides plumbing and drainage for a washer/dryer.

Upstairs, the master bedroom is a spacious double room with an en-suite bathroom featuring a powerful shower with both overhead rain and handheld heads. The room also includes fitted wardrobes and a fixture to support a large TV on the wall. The guest bedroom, also a double, overlooks the tranquil rear garden and the parkland behind the property, offering a peaceful retreat. The third bedroom, currently used as an office, is a versatile single room, ideal for use as a nursery or study. The house bathroom is modern and functional, with a shower over the bath, basin, and toilet, and benefits from the same excellent water pressure as the en-suite.

The rear garden is a true highlight, with a covered patio area featuring a heater and robe hooks, perfect for enjoying the Jacuzzi hot tub that can accommodate up to six bathers. The hot tub offers hydrotherapy jets, a waterfall, and customizable LED lights to enhance the atmosphere. From the patio, a gravel path leads past the lawn to a large decking area, an ideal suntrap for relaxation and entertaining. The natural tree line of the adjacent parkland provides privacy, and a pond with a waterfall adds the soothing sound of running water to this peaceful space. A metal storage shed is tucked along the side of the house for convenient garden equipment storage.

The converted garage offers a unique addition to the property, having been transformed into a studio space with insulated plastered walls, laminate flooring, power, lighting, and hot and cold water. While it can easily be returned to its original purpose, the studio is perfect for use as an office, home gym, or creative workspace. The front garden is equally impressive, with a large lawn, tasteful borders, and a long driveway that can accommodate three large vehicles.

Located just a short walk from Yeadon town center and its array of amenities, this property offers the best of both convenience and tranquility. Yeadon Tarn is nearby for leisurely walks, and Guiseley and Apperley Bridge train stations are less than a ten-minute drive away, providing easy access to Leeds. With multiple schools in the area, including Woodhouse Grove, this home is ideally situated for families.

This beautifully appointed three-bedroom detached house sits on a generous plot at the top of a quiet cul-de-sac in Yeadon. The open-plan living area boasts a bespoke media wall with ambient lighting, a bio-ethanol fireplace, and a modern kitchen with integrated appliances. Upstairs, the spacious master bedroom features an en-suite with a powerful shower, while the guest and third bedrooms offer versatility for family living or office space. The house bathroom includes a shower over the bath with exceptional water pressure.

Outside, the rear garden is a tranquil retreat with a covered patio, Jacuzzi hot tub, lawn, and a sun-soaked decking area, all framed by a natural tree-lined boundary. The converted garage offers a studio space with power and water, ideal for a home office or gym. With Yeadon town center and excellent transport links nearby, this property perfectly balances modern living and convenience.

Features

- HIGH SPECIFICATION DETACHED HOME • LANDSCAPED GARDENS BACKING ONTO WOODLAND • CONVERTED GARAGE TO CREATE STUDIO / HOME OFFICE • DINING KITCHEN WITH BREAKFAST BAR • LIVING ROOM WITH MEDIA WALL • ENSUITE TO MASTER • GARAGE AND DOUBLE DRIVEWAY WITH EV CHARGING POINT • CUL DE SAC POSITION • HUNTERS 360 TOUR • CLOSE TO SHOPS, SCHOOLS AND AMENITIES