

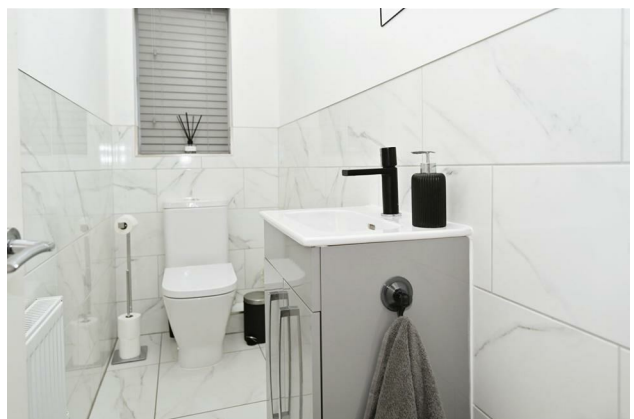
HUNTERS®

HERE TO GET *you* THERE

2 Balmoral Way, Yeadon, Leeds, LS19 7WF

Offers In Excess Of £500,000

Property Images



Property Images

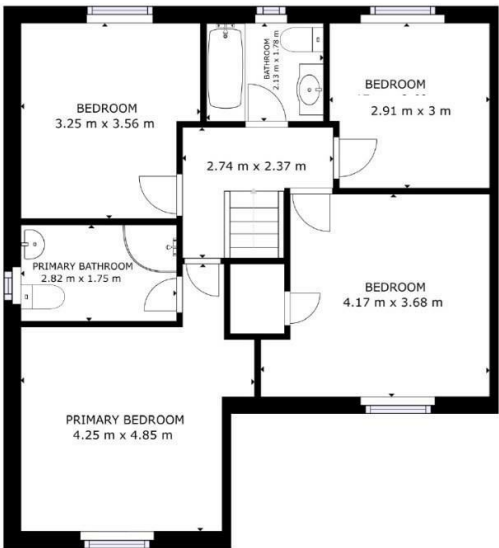
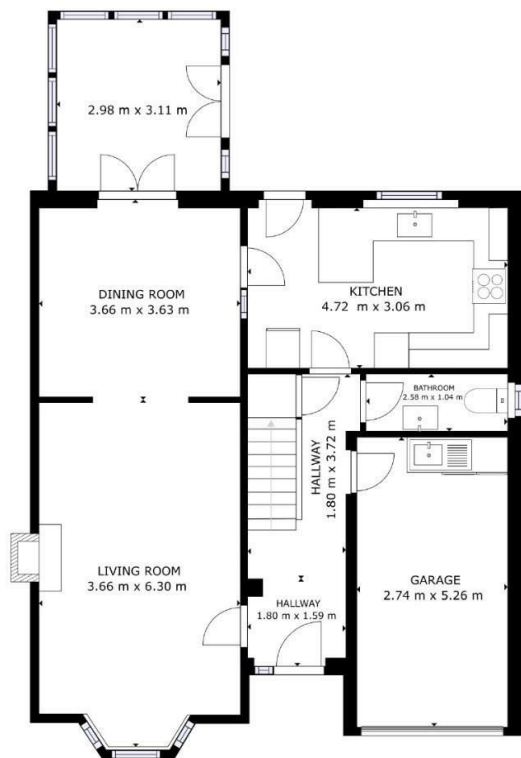


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Property Images





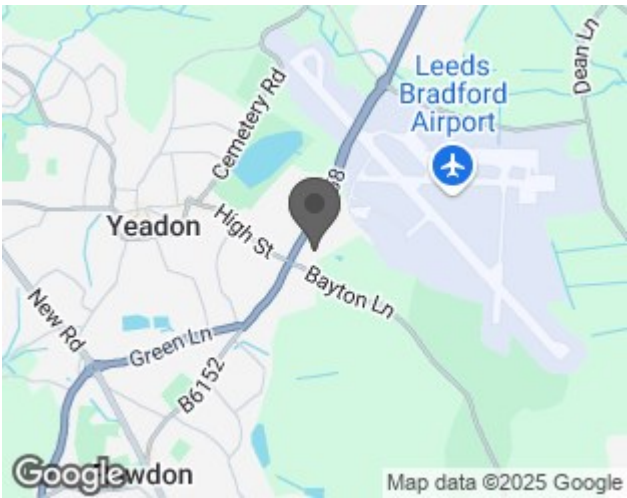
GROSS INTERNAL AREA
FLOOR 1: 74.17 m², FLOOR 2: 70.53 m²
EXCLUDED AREA: GARAGE: 15.02 m²
TOTAL: 144.7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Map



Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

Summary

Nestled in a highly desirable cul-de-sac on the north side of Yeadon, this impressive four-bedroom detached family home offers both space and style, making it an ideal choice for growing families. With excellent access to local schools, amenities, and the picturesque Yeadon Tarn, this property is perfectly positioned for convenience and leisure.

Upon entering, you are welcomed into a bright and airy entrance hallway leading to a generously sized lounge, complete with a charming bay window that fills the room with natural light. The separate dining room provides a perfect setting for family meals and entertaining, while the conservatory extension offers additional living space with views over the rear garden. The modern kitchen is well-appointed with integrated appliances, a stylish breakfast bar, and a boiling water tap, ensuring both practicality and luxury. A guest WC and an integral garage complete the ground floor.

Upstairs, the master bedroom boasts a spacious ensuite, while three further double bedrooms provide ample accommodation for the whole family. The main house bathroom is finished to a high standard, offering both comfort and convenience.

Externally, the property features a double driveway to the front, providing off-street parking for multiple vehicles. The enclosed rear garden is a true highlight, featuring a lawned area, a patio ideal for outdoor dining, and a charming summer house—perfect for relaxing or entertaining in the warmer months.

With its fantastic location, spacious interiors, and well-maintained gardens, this property is a must-see for those looking for a forever home in Yeadon. Viewing is highly recommended!

Features

- DETACHED FAMILY HOME • HIGH SPECIFICATION • STUNNING BREAKFAST KITCHEN • INTEGRAL GARAGE AND GUEST WC • MASTER SUITE • CLOSE TO HIGHLY REGARDED SCHOOLS AND YEADON TARN • ENCLOSED GARDEN TO REAR • SOUGHT AFTER DEVELOPMENT • HUNTERS 360 TOUR