Ornella's Estates

PROUDLY INDEPENDENT



19 Fairfax Grove

Yeadon, Leeds, LS19 7WA

Price £380,000

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INTRODUCTION

Tucked away in an exclusive quiet cul-de-sac in one of the area's most sought-after locations, bordering the ever-popular Guiseley and just moments from the beautiful Nunroyd Park, this exceptional detached family home is the definition of turnkey luxury. Beautifully presented throughout and finished to an impeccable standard, this is a home that instantly captures your heart from the moment you arrive.

From its outstanding kerb appeal to its warm and welcoming interior, every inch of this stunning property has been lovingly cared for and thoughtfully designed to create the perfect blend of style, comfort and family living. Whether you are upsizing, downsizing or searching for your very first dream home, this property offers something truly special.

Step inside and you are greeted by a bright and inviting entrance hallway leading into a breathtaking family lounge — the perfect place to relax and unwind. The elegant dining room creates a wonderful space for entertaining guests or enjoying family meals, while the sleek modern fitted kitchen with integral appliances offers both practicality and sophistication for everyday living.

To the first floor, the property continues to impress with three beautifully presented bedrooms and a stylish house bathroom, all flooded with natural light, creating an airy and tranquil atmosphere throughout.

Externally, this home is equally as impressive. To the front, a larger than average driveway provides ample off-street parking and leads to a detached garage. To the rear lies a private enclosed garden oasis — safe and secure for children and pets — featuring a patio seating area ideal for summer barbecues, outdoor dining and entertaining, alongside a generous lawn bordered by raised flowerbeds and mature shrubbery.

This is more than just a house — it is a lifestyle home, offering peace, privacy and effortless modern living in a truly enviable location. Homes of this calibre rarely stay on the market for long.

Early viewing is absolutely essential to fully appreciate everything this outstanding home has to offer.

WHAT OUR VENDORS SAY

LOCATION

Fairfax Grove enjoys a superb position on the borders of Yeadon and Guiseley, offering the perfect blend of family-friendly living, excellent amenities and beautiful countryside surroundings. Ideally placed within easy walking distance are a fantastic selection of nurseries and highly regarded schools including The Barn Nursery & Preschool, Partou Yeadon Day Nursery & Pre-school and Active Kids Day Nursery, together with popular primary schools such as Guiseley Primary School, St Oswald's Church of England (Aided) Primary School, Tranmere Park Primary School and Hawksworth C of E Primary School, Westfield Infant School and St. Peter and Paul's RC School, as well as the highly regarded Guiseley School for secondary education. The area is perfect for outdoor lovers, with wonderful walks and green spaces close by including Tarnfield Park, Yeadon, Nunroyd Park and Kirk Lane Park, along with easy access to the scenic Yorkshire countryside and nearby Chevin walks. Shopping and leisure facilities are exceptional, with Westside Retail Park offering a fantastic range of stores including TK Maxx, Next, Asda Living, Home Sense, Argos, Currys and Sports Direct. The location is also ideal for commuters, providing excellent transport links with easy access to Leeds Bradford Airport, nearby Guiseley Train Station offering regular services into Leeds and Bradford, and convenient bus routes connecting the surrounding areas and city centres. Altogether, Fairfax Grove offers an inviting lifestyle location perfectly suited to families, professionals and anyone seeking convenience combined with a welcoming community atmosphere.

HOW TO FIND THE PROPERTY

SAT NAV LS19 7WA

APPROACH

As you approach this much loved home, you immediately see the kerb appeal. Set in a highly sought after location and in a quiet cul-de-sac position this beautiful home is ready to be viewed. Briefly comprising:

ENTRANCE HALLWAY

Enter into this inviting home via a composite entrance door to the front elevation. Tiled flooring. Single radiator. Stairs to first floor. Door leading to:

FAMILY LOUNGE

A bright and welcoming family lounge offering a warm and cosy atmosphere. Comprising Upvc double glazed windows to the front elevation. Double radiator. Beautifully fitted built in cupboards especially designed with pull out desk for those working from home. A stunning feature remote control electric fire which lights up the ambiance. Inset spot lights. TV point. Coving to ceiling. Shelving.

DINING ROOM

Great for entertaining family and friends. Comprising Upvc double glazed French doors leading into the enclosed private garden. Double radiator. Inset spot lights. Coving to ceiling. Laminate flooring.

BESPOKE FITTED MODERN KITCHEN

This kitchen was designed by the current owners to have everything that is needed. Comprising a wide range of beautifully fitted wall and base units with contemporary worksurfaces over. Integral electric cooker and gas hob with extractor fan. Integral fridge freezer. Points for dishwasher.

Astrite style sink. Upvc double glazed window to the rear elevation overlooking the garden. Upvc double glazed door to the side elevation. Part tiled walls. Understairs storage room currently housing the washing machine, however, this could be turned into a downstairs w.c.

FIRST FLOOR

LANDING AREA
Upvc double glazed window to the side elevation. Access to loft with pull down ladders, power and light. Airing cupboard. Doors leading to:

BEDROOM.1.
A lovely double bedroom comprising Upvc double glazed window to the rear elevation overlooking the garden. Fitted wardrobe. Single radiator.

BEDROOM.2.
Another lovely double bedroom comprising Upvc double glazed window to the front elevation. Single radiator.

BEDROOM.3.
A good size single comprising Upvc double glazed window to the rear elevation overlooking the garden. Single radiator.

HOUSE BATHROOM
Briefly comprising Upvc double glazed window to the front elevation. Bath with thermostatic shower over. Vanity unit with built in wash hand basin. Low level w.c. Fully tiled walls and tiled floors. Radiator.

OUTSIDE

PARKING AND GARAGE
To the front of the property there is a wide driveway providing ample off street parking leading to a detached garage.

REAR GARDEN
To the rear lies a private enclosed garden oasis — safe and secure for children and pets — featuring a patio seating area ideal for summer barbecues, outdoor dining and entertaining, alongside a generous lawn bordered by raised flowerbeds and mature shrubbery.

ESTATE AGENCY SERVICES DECLARATION
Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

PROPERTY OMBUDSMAN
ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

MORTGAGES
DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOUD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

BROCHURE
PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.









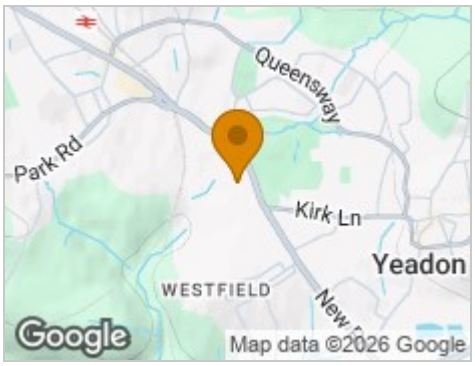
Road Map



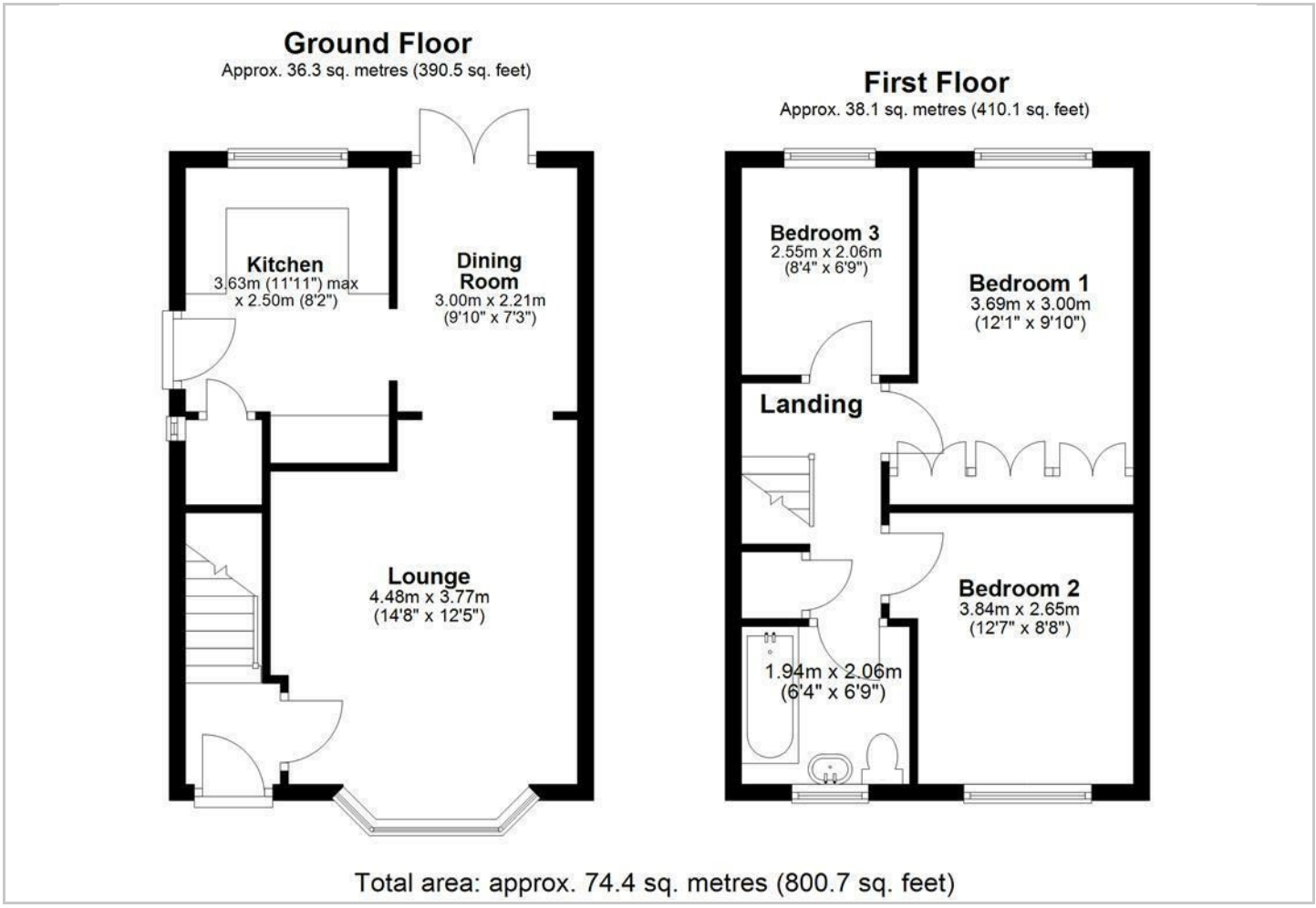
Hybrid Map



Terrain Map



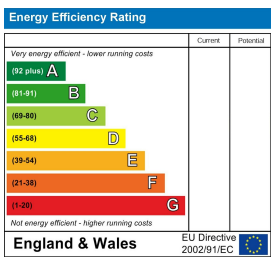
Floor Plan



Viewing

Please contact our Ornella's Estates Office
on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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