Ornella's Estates

PROUDLY INDEPENDENT



15 Swaine Hill Crescent

Yeadon, Leeds, LS19 7HE

Price £239,950

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INTRODUCTION

PERFECT STARTER HOME OR IDEAL FOR DOWNSIZING

We are delighted to offer for sale this beautifully presented mid-terrace property, which is ready to move straight into with nothing to do but unpack and enjoy.

Offered for sale chain free, this much-loved home would make an ideal purchase for first-time buyers, couples, or those looking to downsize. Ideally positioned within easy walking distance of Nunroyd Park, with excellent transport links on the doorstep and convenient access to local primary and secondary schools.

Flooded with natural light, the accommodation briefly comprises an entrance hallway with elegant double glass-panelled doors leading into the welcoming lounge, together with a modern fitted breakfast kitchen complete with integrated appliances. A useful cellar provides excellent additional storage.

To the first floor are three bedrooms, comprising two well-proportioned double bedrooms and a good-sized single bedroom, along with a stunning contemporary shower room.

This delightful home offers well-presented accommodation in a convenient location and must be viewed to fully appreciate the space and quality on offer.

Early viewing is strongly recommended. DON'T MISS OUT!

WHAT OUR VENDOR SAYS

LOCATION

Yeadon is one of North Leeds' most sought-after family locations, offering an excellent blend of highly regarded schools, superb transport links, local amenities and beautiful countryside on the doorstep. Families are well catered for with a range of nursery and primary education options including Yeadon Westfield Infant School, Yeadon Westfield Junior School, St Peter & Paul's Catholic Primary School, Queensway Primary School and Rufford Park Primary School, together with highly regarded secondary schools including Guiseley School, St Mary's Catholic High School and Benton Park School.

The area is exceptionally well connected, with regular bus services into Leeds, Bradford, Harrogate and surrounding towns, while Guiseley Railway Station provides direct rail links to Leeds, Bradford and Ilkley. For commuters and frequent travellers, Leeds Bradford Airport is just a short drive away, offering a wide range of domestic and international destinations.

Residents enjoy an excellent selection of local amenities, including Morrisons, ALDI and Sainsbury's Local, along with additional supermarkets and retail facilities in nearby Guiseley.

Yeadon also boasts a thriving café and dining scene with popular local favourites including THE CORNER 19 CAFE & BISTRO, Never Enough Thyme, Somewhere Different, Fikos Mediterranean Kitchen, Murgatroyds Fish & Chip Restaurant & Takeaway, Sweet Basil Valley and The White Swan, Yeadon.

For those who enjoy an active lifestyle, local fitness facilities include New Era Fitness Ltd, whilst nearby leisure centres, golf clubs and sports facilities offer something for all ages.

Nature lovers are spoiled for choice with picturesque walks around Yeadon Tarn, Nunroyd Park, Rawdon Billing, Esholt Woods, Otley Chevin and the beautiful Yorkshire countryside that surrounds the area. Combining excellent amenities, outstanding connectivity and a strong sense of community, Yeadon continues to be one of the most desirable places to live in the Leeds area.

HOW TO FIND THE PROPERTY

SAT NAV LS19 7HE

ACCOMMODATION

ENTRANCE HALLWAY

As you enter this lovely home you immediately see how light it is. Comprising solid wood entrance door to the front elevation. Single radiator. Laminate flooring. Stairs to first floor. Double glass panelled doors to:

FAMILY LOUNGE

14'4" x 14'6" into recess (4.390 x 4.426 into recess)

This is a great light and airy spacious family lounge. Comprising Upvc double glazed windows to the front elevation. Double radiator. Open fire place with exposed brickwork. TV point.

MODERN FITTED BREAKFAST KITCHEN

15'4" x 7'7" into recess (4.690 x 2.333 into recess)

Again offering an abundance of natural light this beautifully fitted modern kitchen comprising Upvc double glazed window to the rear

elevation. Double radiator. Breakfast bar. Modern wall and base units with laminate worktops over. Belfast sink. Integral electric cooker and hob with extractor fan over. Integral fridge freeze and dishwasher. Breakfast bar. Door leading to:

CELLAR
Great storage space.

FIRST FLOOR

LANDING AREA
Comprising storage cupboard. Doors leading to:

BEDROOM.1.
10'10" x 9'10" (3.324 x 3.020)
A lovely double bedroom comprising Upvc double glazed window to the front elevation. Single radiator.

BEDROOM.2.
11'6" x 7'8" (3.517 x 2.341)
Another double bedroom comprising Upvc double glazed window to the rear elevation. with long distant views. Single radiator.

BEDROOM.3.
9'11" x 7'0" (3.033 x 2.137)
This is a really good sized single bedroom. Comprising Upvc double glazed window to the front elevation. Single radiator.

HOUSE SHOWER ROOM
7'5" x 4'4" (2.268 x 1.333)
Comprising a double shower cubicle, vanity unit with built in wash hand basin. Low level w.c. Fully tiled walls and floors. Extractor fan. Radiator.

OUTSIDE

ON STREET PARKING
There is on street parking to the front.

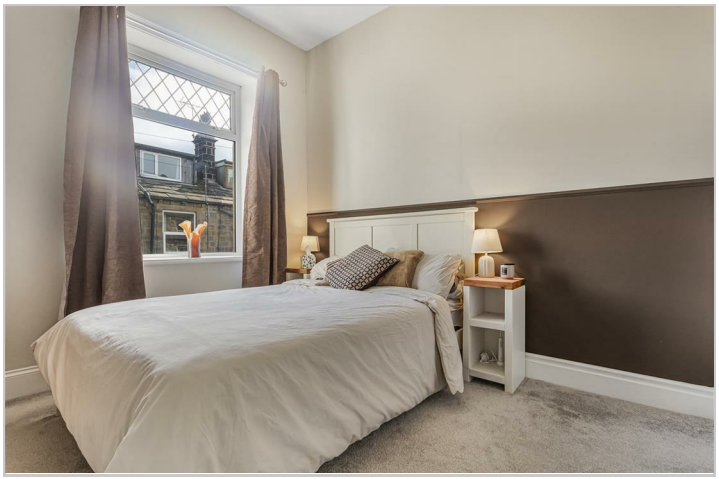
ESTATE AGENCY SERVICES DECLARATION
Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for 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.

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.

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

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.

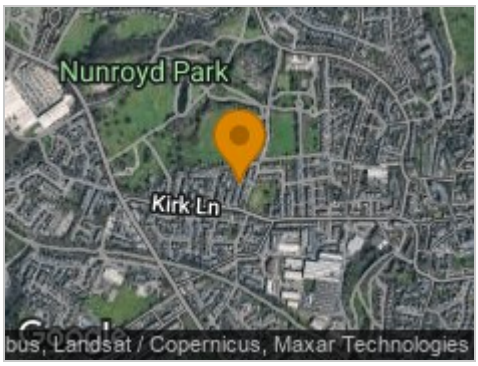




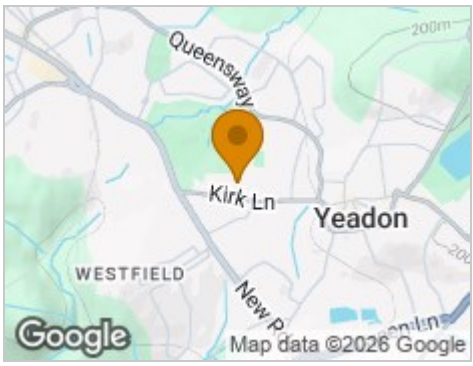

Road Map



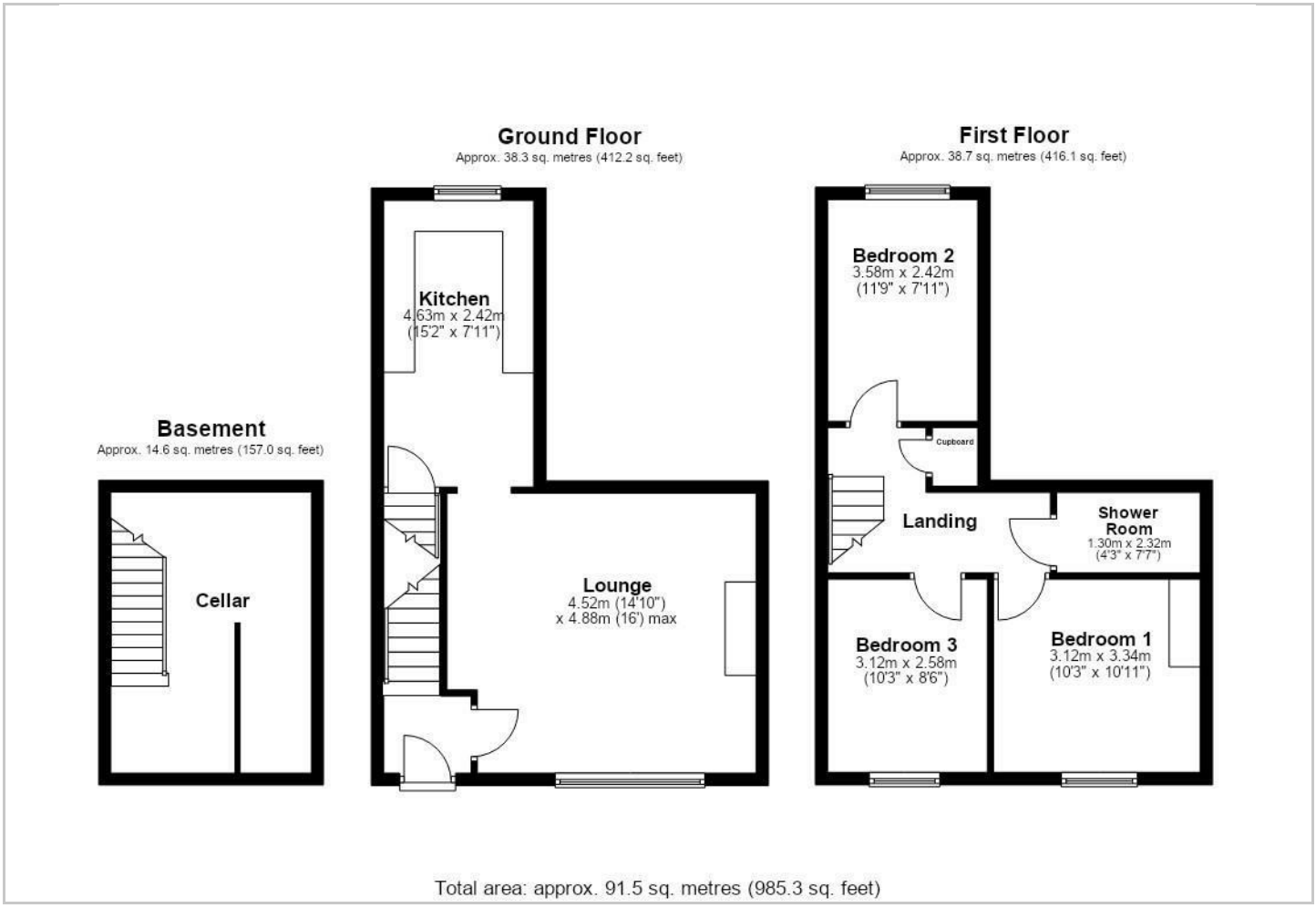
Hybrid Map



Terrain Map



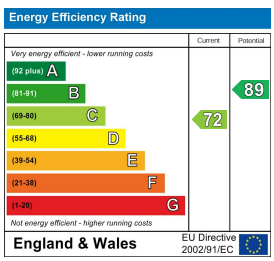
Floor Plan



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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