

# Ornella's Estates

PROUDLY INDEPENDENT



22 Park Road

Yeadon, Leeds, LS19 7EX

Price £210,000



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## INTRODUCTION

Ideal First-Time Buy or Perfect for Downsizing – A Wonderful Opportunity in Yeadon-CHAIN FREE

Situated in a lovely part of Yeadon, this charming two-bedroom home offers the perfect opportunity for a first-time buyer or anyone looking to downsize. While it would benefit from a little TLC, it provides a fantastic blank canvas for someone keen to put their own stamp on it and create a home to love.

Tucked away in a peaceful residential spot, the property is just a short stroll from a local park, excellent transport links, well-regarded schools, and a variety of local amenities – everything you need right on your doorstep.

Inside, the home comprises a welcoming entrance hall, a spacious lounge ideal for relaxing or entertaining, and a generous dining kitchen. Upstairs, you'll find two well-proportioned double bedrooms and a house bathroom.

Outside, the front garden has flowers, trees, and shrubs, offering a warm and colourful welcome. A paved pathway leads to the front door, while the rear garden is low-maintenance and offers off-street parking. There's also ample on-street parking available to both the front and rear of the property.

With so much potential and such a lovely location, this property is not to be missed. Early viewing is highly recommended to fully appreciate what's on offer.

## LOCATION

Yeadon is a truly fabulous place to call home. Nestled just 7 miles northwest of Leeds city centre, this vibrant town combines relaxed suburban charm with outstanding amenities

Supermarkets include Morrisons on High Street, a popular Aldi branch at Westfield Mills, and a Sainsbury's nearby in Rawdon .

Nurseries & schools (nurseries implied by infant/junior provision): Rufford Park Primary, Yeadon Westfield Infant & Junior Schools, Queensway Primary, Ss Peter & Paul RC Primary—and for secondary, Benton Park School, St Mary's Menston (outstanding Catholic college), Guiseley School, and St Oswald's in Guiseley .

Cafés & restaurants abound: Never Enough Thyme, Palm Koffee Co, The Corner 19 Café&Bistro; for evening dining, Il?Sogno, Amalfi, Sweet Basil Valley, Fikos Mediterranean Kitchen, and the beloved Murgatroyds fish & chips. Airport-side, Multiflight Café Bar offers runway-view dining .

Pubs & social spots include The Woolpack, White Swan, Albert Inn, Clothiers Arms, and Yeadon Stoops—warm, welcoming places for a cosy pint or meal .

Yeadon Tarn & outdoors: A scenic 7-hectare lake with wildfowl, sailing, fishing, kayaking, a playground, BMX track, and sprawling green spaces that border the airport—a perfect spot for family walks or peaceful nature time .

Transport links are excellent: Yeadon has frequent buses (routes 27, 33, 34, 747, and the A-series linking Leeds, Bradford, Harrogate, Otley), while nearby Guiseley and Horsforth stations offer swift rail travel on the Leeds-Bradford line. With the A65 nearby and Leeds Bradford Airport on its doorstep, reaching the UK and beyond is remarkably easy .

Combine all that with the charm of a close-knit community, strong school options, vibrant high street and café culture, stunning green space, and seamless connectivity—Yeadon really is a fabulous place to live, grow, and enjoy life.

## HOW TO FIND THE PROPERTY

SAT NAV LS19 7EX

## APPROACH

Park Road is a lovely street with various style of properties and is within walking distance of Aldi Supermarket and the local park.

## ACCOMMODATION

### ENTRANCE HALLWAY

Comprising solid wood entrance door to the front elevation. Double radiator. Stairs to first floor.

### SPACIOUS FAMILY LOUNGE

14'8" x 12'11" into recess (4.49 x 3.95 into recess)

A lovely spacious family lounge comprising Upvc double glazed windows to the front elevation. Double radiator. Gas fire with marble back and base, wood surround. Coving to ceiling. TV point. Door leading to:

Tel: 01943 661506

## DINING KITCHEN

14'5" x 8'4" (4.41 x 2.55)

Comprising Upvc double glazed windows to the rear elevation. Door to rear elevation. Vokera boiler. A wide range of wall and base units with laminate worktops over. Points for gas cooker, fridge freezer and washing machine. Understairs storage room. Astrite style sink. Tiled flooring. Radiator.

## FIRST FLOOR

### LANDING AREA

Doors leading to:

### BEDROOM.1.

13'3" x 11'7" (4.04 x 3.55)

A lovely double bedroom comprising Upvc double glazed windows to the front elevation. Single radiator. Store room.

### BEDROOM.2.

10'4" x 7'0" (3.15 x 2.14)

Another great sized bedroom comprising Upvc double glazed window to the rear elevation. Single radiator. Fitted wardrobe.

### HOUSE BATHROOM

7'2" x 5'10" (2.19 x 1.79)

This is a good size house bathroom comprising Upvc double glazed window to the rear elevation. Bath with thermostatic shower over. Vanity unit with built in wash hand basin. Low level w.c. Inset spotlights. Part tiled walls.

## OUTSIDE

### FRONT AND REAR GARDENS.

Outside, the front garden has flowers, trees, and shrubs, offering a

warm and colourful welcome. A paved pathway leads to the front door, while the rear garden is low-maintenance and offers the exciting potential to create off-street parking if desired. There's also ample on-street parking available to both the front and rear of the property.

## 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 WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

## 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

## 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.



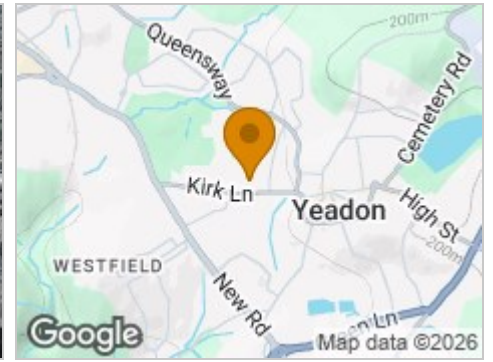
## Road Map



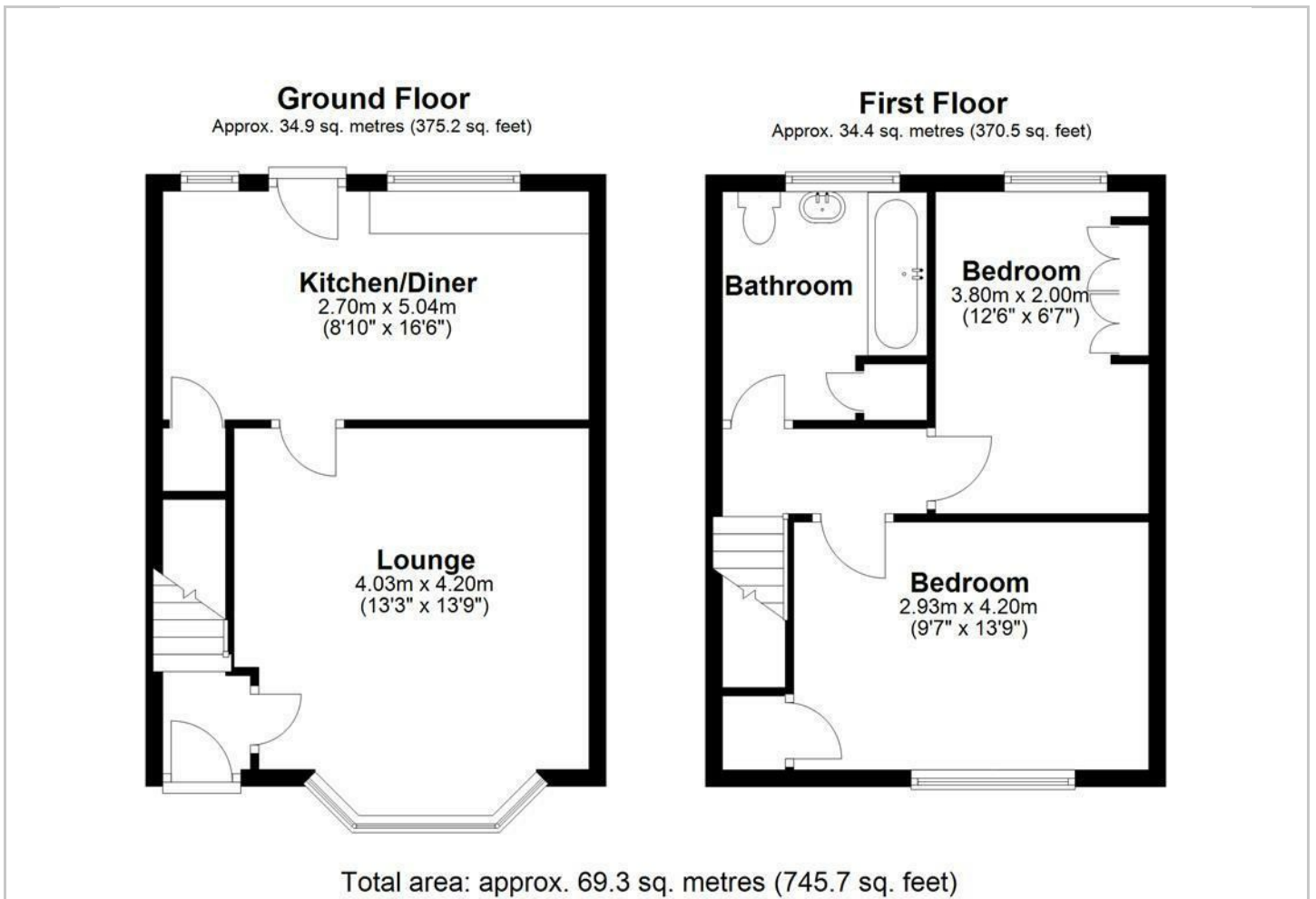
## Hybrid Map



## Terrain Map



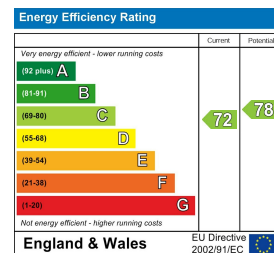
## Floor Plan



## Viewing

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

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.