

**47 Hawthorn Road, Yeadon, Leeds, LS19 7UT**

**Asking Price £425,000**

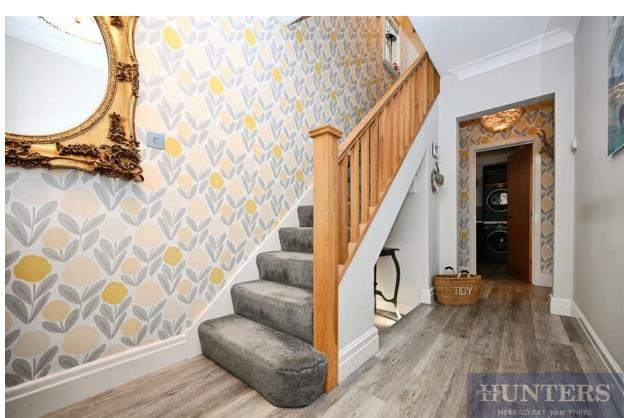
**Property Images**



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## Property Images



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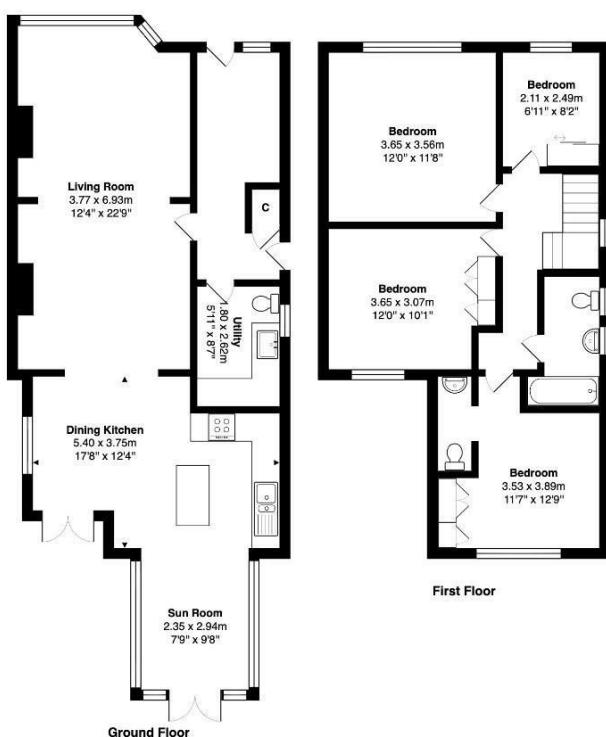
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## Property Images



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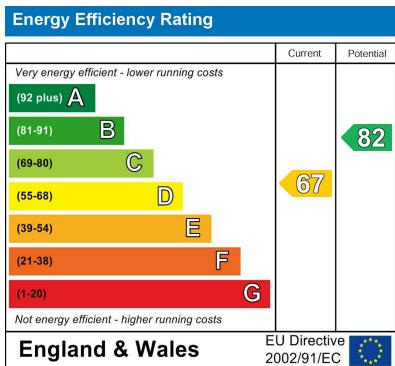
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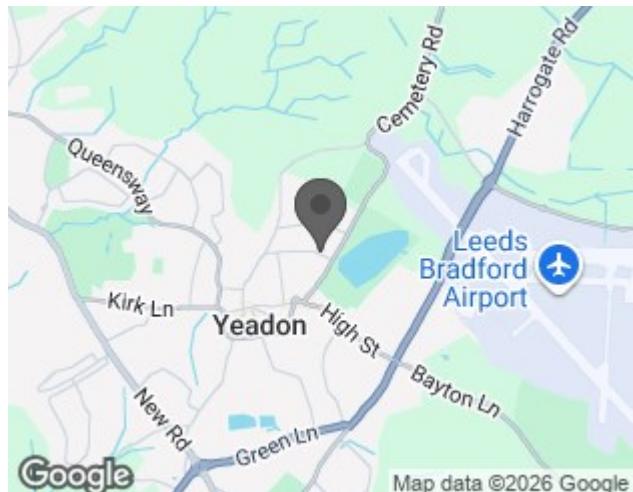
Total Area: 123.1 m<sup>2</sup> ... 1326 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## EPC



## Map



## Details

Type: House - Semi-Detached Beds: 4 Bathrooms: 3 Receptions: 3 Tenure: Freehold

## Summary

Situated just a short stroll from the picturesque Yeadon Tarn, this beautifully presented and substantially extended home offers an exceptional opportunity for families seeking space, style and convenience. Thoughtfully designed and significantly enhanced, the property combines generous living accommodation with a superb layout ideal for modern family life and for those who enjoy entertaining.

On entering the property, you are greeted by a spacious and welcoming hallway featuring an attractive staircase and plenty of natural light. The ground floor offers an impressive open-plan flow, beginning with a large lounge and dining area—perfect for gatherings and family time. This in turn leads seamlessly into the contemporary dining kitchen, complete with a central island, ample storage and high-quality fittings. Beyond the kitchen is a charming morning/breakfast room, creating a relaxed space to enjoy everyday meals. Completing the ground floor is a useful utility room and guest WC.

To the first floor, the property continues to impress. The master bedroom benefits from its own private en-suite shower room, while two further double bedrooms offer excellent proportions. Bedroom four provides flexibility as a child's room, home office or dressing room, and the stylish main house bathroom serves the additional bedrooms.

Externally, the home occupies a generous plot with substantial gardens to both the front and rear—ideal for children, outdoor entertaining or simply enjoying the peaceful surroundings. A driveway runs along the side of the property, leading to a large detached garage/workshop, offering superb storage or potential hobby space.

Perfectly positioned for access to local schools, shops and amenities, this is a rare opportunity to acquire a spacious family home in a highly sought-after location. Early viewing is strongly recommended.

## Features

- SUBSTANTIAL FAMILY HOME • OPEN PLAN LIVING SPACES • LARGE PRIVATE GARDENS • DETACHED GARAGE / WORKSHOP • CLOSE TO YEADON TARN • CLOSE TO SCHOOLS • UTILITY / GUEST WC • MASTER SUITE • HIGH SPECIFICATION • LOG BURNING STOVE