Ornella's Estates

PROUDLY INDEPENDENT



# 40 Park Avenue

Yeadon, Leeds, LS19 7EZ

Price £325,000

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### INTRODUCTION

Step into a home that truly captures the heart. This beautifully extended four-bedroom semi-detached property has been cherished for many years, filled with warmth, laughter, and lasting memories—now ready to welcome its next chapter.

Perfectly positioned in a sought-after location with delightful views over nearby allotments and parkland, this is a home that offers both space and serenity. From the moment you enter, the inviting hallway sets the tone for what lies beyond: a comfortable family lounge, a dining room ideal for entertaining, and a well-appointed fitted kitchen designed for everyday living.

Upstairs, you'll find four generously sized bedrooms, including a wonderful principal bedroom complete with its own dressing area—your own private retreat. A family bathroom serves the rest of the home.

Outside, the property continues to impress. A driveway leads to a garage, while the front garden has been thoughtfully designed for easy maintenance, featuring attractive raised flower beds. But it's the rear garden that truly steals the show—an exquisite English country garden, lovingly maintained and bursting with colour and life. A paved patio offers the perfect spot for morning coffee or summer dining, leading onto a lush lawn framed by an abundance of flowers, mature trees, and established shrubs. Fully enclosed for privacy, with two garden sheds, it's a peaceful haven—ideal for relaxing, entertaining, and making memories with family and friends.

This is more than just a house—it's a place to call home. A rare opportunity not to be missed.

### WHAT OUR VENDOR SAY

### LOCATION

Park Avenue enjoys a highly desirable setting, perfectly placed to make the most of everything Yeadon has to offer. Just a short stroll away are the open green spaces of the local park and nearby allotments, ideal for peaceful walks and outdoor leisure, while the ever-popular Yeadon Tarn offers beautiful waterside scenery and family-friendly activities. Yeadon Town Centre is within easy reach, providing a fantastic range of amenities including well-known supermarkets such as Morrisons, Sainsbury's, and Aldi, along with a variety of independent shops, cafés, and restaurants catering to all tastes. The area is well-served by excellent nurseries, primary and secondary schools, making it a great choice for families, while the convenience of Leeds Bradford Airport just a short drive away adds to its appeal for commuters and travellers alike. Combining a friendly community feel with superb local amenities, Park Avenue is a truly inviting place to call home

### HOW TO FIND THE PROPERTY

SAT NAV LS19 7EZ

### APPROACH

As you approach this much loved family home, you immediately get the feeling of how spacious it is going to be. Comprising:

### ENTRANCE HALL

Composite entrance door to the front elevation. Feature circular window to the side elevation. Single radiator. Stairs to first floor.

### FAMILY LOUNGE

Offering an abundance of natural light this lovely light and airy spacious family lounge comprises Upvc double glazed window to the front bay window. Double radiator. TV point. Coving to ceiling. Gas feature fire with marble back and base, solid wood surround and mantelpiece. Understairs storage room.

### DINING ROOM

Great for entertaining family and friends and comprising Upvc double glazed window to the rear elevation overlooking the stunning garden. Storage heater. Laminate flooring. Arch leading to:

### FITTED KITCHEN

A lot has been cooked in this lovely kitchen. Comprising Upvc double glazed window and door to the rear elevation, leading into the garden. A wide range of wall and base units with laminate worktops. Integral electric cooker, with gas hob and stainless steel extractor fan over. Stainless steel sink single drainer. Integral fridge. Points for washing machine. Tiled splash backs. Inset spot lights.

### FIRST FLOOR

### LANDING AREA

Doors leading to:

### BEDROOM.1.

A light and airy double bedroom comprising Upvc double glazed window to the front elevation. Single radiator. Arch leading to:

### DRESSING ROOM/POTENTIAL ENSUITE

Comprising Upvc double glazed window to the front elevation. Radiator.

## BEDROOM.2.
Another lovely double bedroom comprising Upvc double glazed windows to the rear elevation with beautiful views over the allotments and the park. Built in wardrobe. Single radiator.

## BEDROOM.3.
Another lovely double bedroom comprising Upvc double glazed window to the front elevation. Single radiator.

## BEDROOM.4.
A great size single, large than average. Comprising Upvc double glazed window to the rear elevation with lovely views over the allotments and park. Single radiator.

## HOUSE BATHROOM
Comprising Upvc double glazed window to the rear elevation. Panelled bath. Low level w.c. Wash hand basin. Extractor fan. Single radiator. Storage cupboard.

## OUTSIDE

## DRIVEWAY AND GARAGE
To the front of the property there is a driveway providing off street parking and leading to a garage with up and over doors.

## FRONT GARDEN
The front garden has been thoughtfully designed for easy maintenance, featuring attractive raised flower beds.

## REAR GARDEN
The rear garden that truly steals the show—an exquisite English country garden, lovingly maintained and bursting with colour and life. A paved patio offers the perfect spot for morning coffee or summer dining, leading onto a lush lawn framed by an abundance of flowers, mature trees, and established shrubs. Fully enclosed for privacy, with two garden sheds, it's a peaceful haven—ideal for relaxing, entertaining, and making memories with family and friends.

## 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.









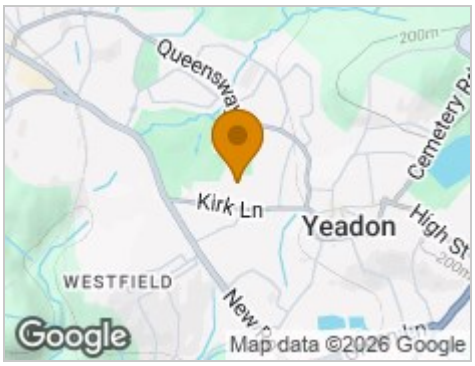
## Road Map



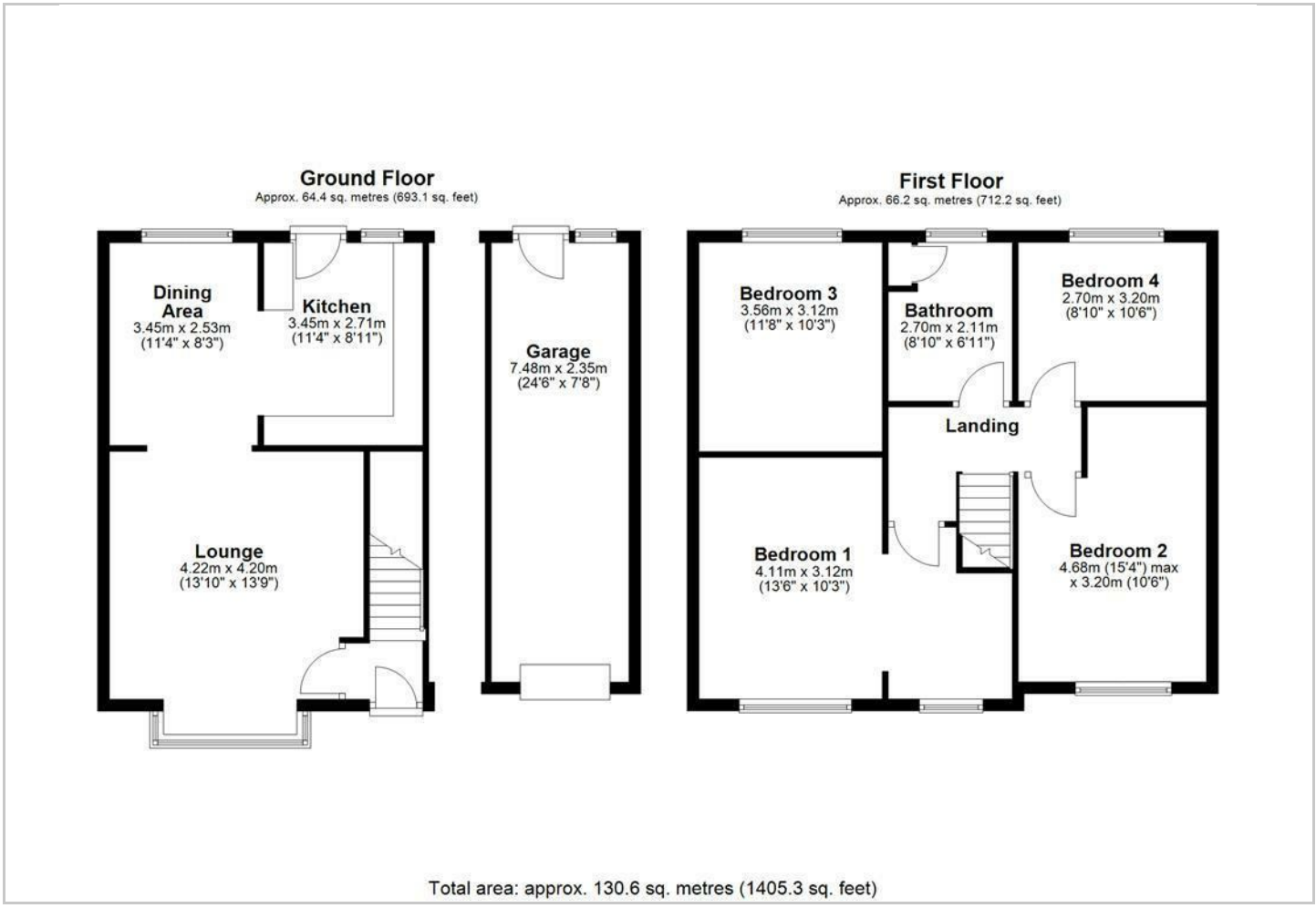

## Hybrid Map




## Terrain Map



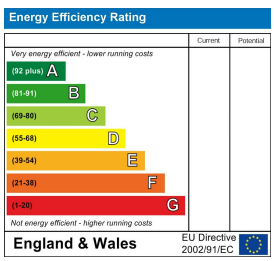

## Floor Plan




## 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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1A Town Gate, Guiseley, Leeds, West Yorkshire, LS20 9JB
Tel: 01943 661506 Email: info@ornellasestates.com