

# Ornella's Estates

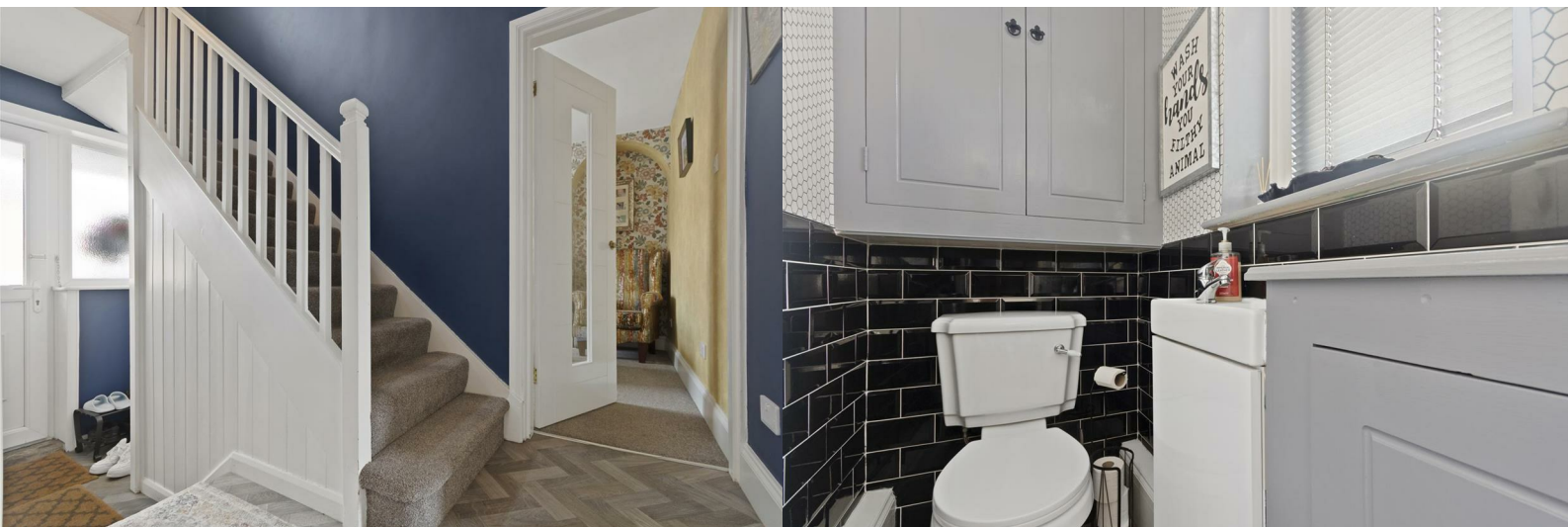
PROUDLY INDEPENDENT



22 Hawthorn Avenue

Yeadon, Leeds, LS19 7UH

Price £329,950



# 22 Hawthorn Avenue

Yeadon, Leeds, LS19 7UH

Price £329,950



## INTRODUCTION

An Exceptional Family Home in the Heart of Yeadon

Nestled within one of Yeadon's most sought-after residential locations, just a short stroll from the vibrant town centre and the picturesque Yeadon Tarn, this outstanding semi-detached family home offers a rare opportunity to acquire a beautifully presented property that is truly ready to move into and enjoy from day one.

Lovingly maintained and finished to an exceptional standard throughout, this stunning home immediately impresses from the moment you step through the door. A welcoming entrance hallway sets the tone for the elegant and spacious accommodation beyond, creating a wonderful first impression of warmth, style, and comfort.

The ground floor boasts a thoughtfully designed layout perfect for modern family living, comprising a guest cloakroom/W.C., practical utility room, contemporary fitted kitchen, inviting family dining room, and a superbly spacious lounge providing the ideal setting for both relaxing evenings and entertaining guests.

To the first floor, the property continues to impress with three generously proportioned double bedrooms, all beautifully presented, alongside a stylish family bathroom and separate W.C., offering practicality for busy family life.

Externally, the home enjoys excellent kerb appeal with ample off-street parking to the front. However, it is the magnificent rear garden that truly sets this property apart. Immaculately landscaped and lovingly cared for, the garden provides a private oasis of tranquillity featuring a delightful patio seating area, pristine lawn, mature flowers, trees and colourful shrubbery. A detached garage and charming summer house complete this exceptional outdoor space, creating the perfect setting for al fresco dining, summer barbecues, family gatherings, or simply unwinding in peaceful surroundings.

Properties of this calibre, combining generous living space, impeccable presentation and such a desirable location, are rarely available. Early viewing is highly recommended to fully appreciate everything this remarkable family home has to offer.

A truly outstanding property that will capture your heart from the very first viewing.

## WHAT OUR VENDORS SAY

### LOCATION

Hawthorn Avenue enjoys a delightful position in the heart of Yeadon, offering the perfect blend of convenience, community and countryside charm. Families are particularly well served by a choice of nearby nurseries, including Partou Yeadon Day Nursery & Pre-school, together with highly regarded primary schools such as Rufford Park Primary School, Queensway Primary School and Ss Peter and Paul Catholic Primary School, while respected secondary schools including Benton Park School and Guiseley School are just a short distance away.

Yeadon's bustling town centre provides an excellent range of supermarkets, independent cafés, restaurants and traditional pubs, creating a vibrant yet welcoming atmosphere. The property is ideally situated for commuters and travellers, with Leeds Bradford Airport only minutes away, while the neighbouring communities of Rawdon and Guiseley offer further shopping, leisure and rail connections. For outdoor enthusiasts, the beautiful Yeadon Tarn provides scenic waterside walks, sailing and green open space, while the nearby Yeadon Banks and surrounding countryside afford wonderful far-reaching views across rolling fields and open country, making Hawthorn Avenue a truly lovely place to call home

## HOW TO FIND THE PROPERTY

SAT NAV LS19 7UH

## APPROACH

Offering great kerb appeal and comprising:

### ENTRANCE HALLWAY

As you enter this lovely home, you immediately get the feeling of space. Comprising Upvc double glazed door and window to the front elevation. LTV flooring. Single radiator. Stairs to first floor. Understairs storage cupboard.

### DOWNSTAIRS W.C.

Always useful to have. Comprising Upvc double glazed window to the front elevation. Vanity unit with built in wash hand basin. Low level w.c. Fitted cupboard housing the boiler. Part tiled walls.

### UTILITY ROOM

Again very useful. Comprising Upvc double glazed window to the side elevation. Shelving. Points for washing machine and dryer.

### MODERN FITTED KITCHEN

15'5" x 7'4" (4.708 x 2.240)

A beautifully fitted modern kitchen comprising a wide range of wall and base units with contemporary worktops over. Integral electric cooker, gas hob and stainless steel extractor fan over. Integral fridge freezer and integral dishwasher. Upvc double glazed windows to the side and rear elevation allowing ample natural light. Stainless steel sink single drainer. Part tiled walls.

### FAMILY DINING ROOM

12'3" x 10'2" (3.757 x 3.115)

Great for entertaining family and friends with those Sunday dinners. Comprising Upvc double glazed window to the front elevation. Double radiator.

### SPACIOUS FAMILY LOUNGE

15'5" x 11'4" (4.702 x 3.479)

Great for relaxing with the family. This lovely room offers an abundance of natural light and comprises Upvc double glazed French Doors leading into the stunning rear garden. TV point. Ornamental stove, Shelving. Double radiator,

### FIRST FLOOR LANDING AREA

Comprising Upvc double glazed window to the front elevation. Single radiator. Access to loft for storage.

### SEPERATE W.C.

Comprising Upvc double glazed window to the front elevation. Low level w.c. Vanity unit with built in wash hand basin. Part tiled walls.

Tel: 01943 661506

## HOUSE BATHROOM

8'7" x 6'6" (2.632 x 1.989)

Comprising Upvc double glazed window to the side elevation. Panelled bath. Separate shower cubicle. Wash hand basin. Fully tiled walls. Extractor fan.

## BEDROOM.1.

13'3" into recess x 11'8" (4.062 into recess x 3.574)

A lovely double bedroom comprising Upvc double glazed window to the rear elevation overlooking the garden. Double radiator.

## BEDROOM.2.

11'6" x 9'7" (3.516 x 2.945)

Another lovely double bedroom comprising Upvc double glazed window to the rear elevation overlooking the garden. TV point. Double radiator.

## BEDROOM.3.

11'8" x 10'2" (3.581 x 3.101)

Yes you have guessed it. Another great double bedroom comprising Upvc double glazed window to the front elevation. Double radiator. TV point.

## OUTSIDE

### FRONT

To the front there is a large driveway providing ample off street parking.

### REAR GARDEN

it is the magnificent rear garden that truly sets this property apart. Immaculately landscaped and lovingly cared for, the garden provides a private oasis of tranquillity featuring a delightful patio seating area, pristine lawn, mature flowers, trees and colourful shrubbery. A detached garage and charming summer house complete this exceptional outdoor space, creating the perfect setting for al fresco dining, summer barbecues, family gatherings, or simply unwinding in peaceful surroundings.

## 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

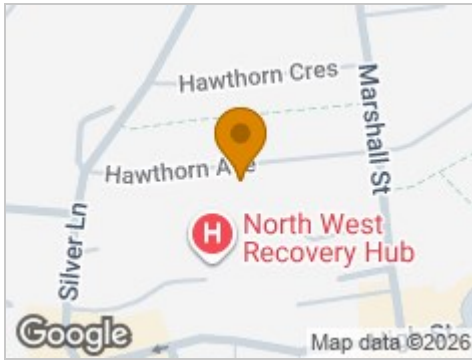
DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

## 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.



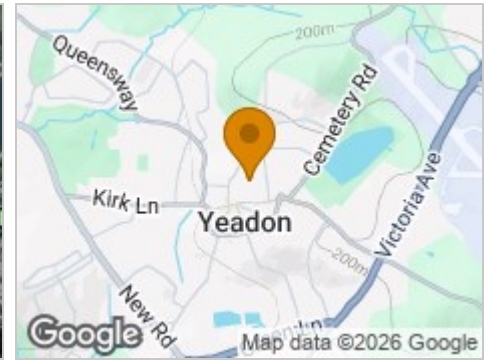
## Road Map



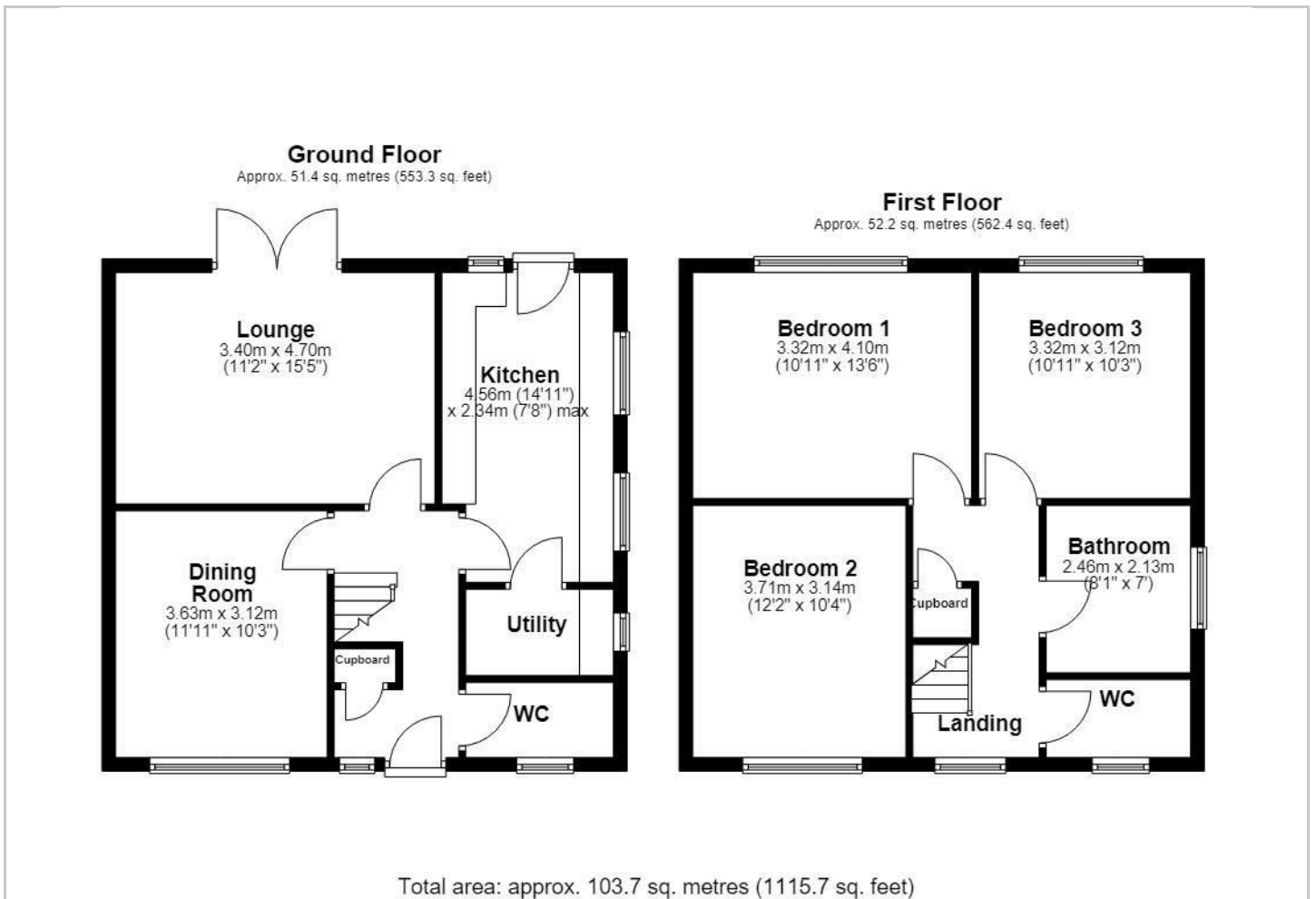
## Hybrid Map



## Terrain Map



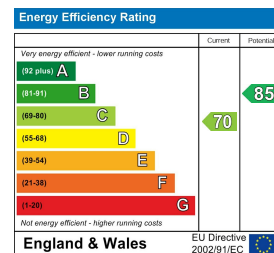
## Floor Plan



## 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.