





Carlton Grange,Yeadon Leeds LS19 7UY

william h brown

welcome to

Carlton Grange, Yeadon Leeds

Beautifully presented and characterful stone terrace home offering four good-size bedrooms, three reception rooms with feature fireplaces, a spacious four-piece bathroom and useful cellar. Boasting a private landscaped garden with pond, all just moments from Yeadon Tarn and local amenities.













Yeadon
Yeadon is a charming small town located approximately 8 miles from Leeds City Centre. The High Street offers a variety of amenities, including bars, cafes, restaurants, and two supermarkets. Regular bus services connect Yeadon to Leeds, Bradford, and surrounding areas, making it ideal for commuters. The town is home to Yeadon Tarn, a scenic spot perfect for leisurely walks, green spaces, and a children's play park. Yeadon Town Hall, a beautiful Grade II listed building from the 1880s, hosts numerous shows and concerts throughout the year and features the delightful Stage Door Café and licensed bar.

Entrance Hall
A welcoming entrance hall with staircase leading to the first floor, featuring decorative dado rail detailing and providing access through to the main living accommodation. The hall offers a pleasant first impression of the property.

Lounge
A beautifully presented and generously proportioned reception room, full of character and charm. The focal point of the room is the attractive feature fireplace with decorative surround, creating a warm and inviting atmosphere. A large bay window fitted with plantation-style shutters allows plenty of natural light to flow through, while the high ceilings and ornate coving enhance the sense of space. There is ample room for a range of lounge furniture, making this an ideal setting for both relaxing and entertaining.

Dining Room
A stylish and well-proportioned dining room, perfect for both everyday family meals and formal entertaining. The room features attractive decorative panelling, a feature fireplace and a large window fitted with plantation-style shutters, allowing plenty of natural light to fill the space. There is ample room for a substantial dining table and chairs, while the tasteful décor creates an elegant and welcoming atmosphere.

Living Room
A superb additional reception room offering a versatile space for family living, entertaining or a snug. The room is centred around an attractive stone fireplace, creating a warm and cosy focal point. A large window fitted with plantation shutters provides excellent natural light, whilst the generous proportions comfortably accommodate a range of furniture. Benefiting from fitted storage cupboards and direct access to the kitchen, this charming room combines character features with practicality and would make an ideal everyday living space.

Kitchen
A beautifully appointed kitchen fitted with a stylish range of shaker-style wall and base units complemented by contrasting work surfaces and attractive exposed brick-effect walls. The kitchen offers excellent storage and workspace and features a range-style cooker set within a bespoke recessed alcove, creating an impressive focal point. A sink unit sits beneath a window fitted with plantation shutters, allowing natural light into the room, while there is space for a range of appliances. Finished to a high standard throughout, this characterful kitchen perfectly blends modern convenience with rustic charm and provides direct access to the adjoining living areas.

Cellar
A useful cellar providing excellent additional storage space. Versatile in its use, the cellar is ideal for household storage and offers valuable ancillary space, helping to keep the main living accommodation clutter free.

Bedroom One
A spacious and beautifully presented double bedroom featuring a striking feature wall and tasteful décor throughout. The room offers ample space for a double bed and additional furniture, while the large window allows plenty of natural light to create a bright and inviting atmosphere.

Bedroom Two
A generous double bedroom beautifully presented in soft, neutral tones, creating a calm and relaxing atmosphere. The room benefits from a large window allowing plenty of natural light and offers ample space for a double bed and a range of bedroom furniture. Enhanced by an attractive feature wall and elegant décor, this well-proportioned bedroom provides a comfortable and inviting retreat.

Bedroom Three
A spacious double bedroom enjoying a pleasant outlook from the large window, allowing plenty of natural light to flood the room. Well presented throughout, the room offers generous space for a double bed and additional furniture, with attractive décor creating a warm and inviting atmosphere. A comfortable and versatile bedroom, ideal for family living or visiting guests.

Bedroom Four
A well-proportioned single bedroom benefiting from a useful built-in storage cupboard, making excellent use of the available space. The room enjoys natural light from the window and provides ample space for a single bed and additional furniture if required. Ideal as a child's bedroom, guest room or home office.

Bathroom
A spacious family bathroom fitted with a four-piece suite comprising a panelled bath, separate shower enclosure, wash hand basin and low-level WC. The room benefits from a large window providing excellent natural light and is complemented by attractive flooring and practical storage. Offering both a bath and separate shower, this well-proportioned bathroom is ideal for modern family living.

Externally
The property enjoys a delightful and private rear garden, thoughtfully landscaped to create an attractive outdoor space ideal for both relaxation and entertaining. A generous paved patio provides the perfect setting for outdoor dining and seating,

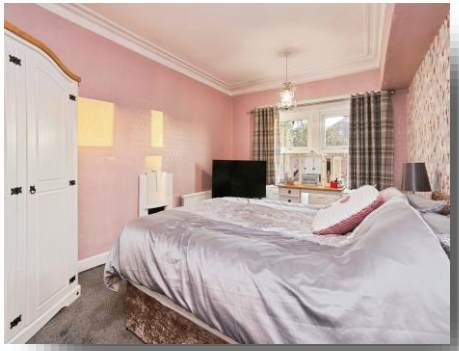
welcome to

Carlton Grange, Yeadon Leeds

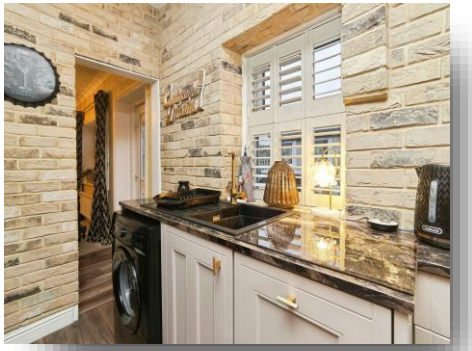
- Beautifully Presented & Characterful Stone Terrace Family Home
- Four Good Size Bedrooms
- Three Reception Rooms with Feature Fireplaces
- Private Landscaped Rear Garden with Pond
- Spacious Four-Piece Family Bathroom

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£340,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YEA106582

The Property Ombudsman

Property Ref:
YEA106582 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

0113 250 6996

Yeadon@williamhbrown.co.uk

27 High Street, Yeadon, LEEDS, West Yorkshire, LS19 7SP

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.