

Ornella's Estates

PROUDLY INDEPENDENT



16 Netherfield Close

Yeadon, Leeds, LS19 7PE

Offers over £185,000



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INTRODUCTION

A FANTASTIC OPPORTUNITY IN CLOSE PROXIMITY OF YEADON

Whether you are looking for your first home, a sound investment or the perfect property to downsize to, this much-loved family home offers an exciting opportunity and is chain free, making the move that little bit easier.

Positioned within easy reach of Yeadon Town Centre, this spacious three bedroom property occupies a desirable position at the head of a cul-de-sac, making it an appealing choice for a wide range of buyers.

Step inside and you will find a welcoming entrance hallway leading to a generous family lounge/diner, perfect for relaxing or entertaining along with a fitted kitchen.

To the first floor are three well-proportioned bedrooms and a practical wet room offering plenty of flexibility for families, couples or those looking for additional space.

Outside the property continues to impress with easy-maintenance gardens to the front and a good sized patio garden to the rear. The rear garden provides a lovely space to sit back, enjoy the sunshine and entertain family and friends during the warmer months.

With its spacious accommodation, excellent location, gardens and chain free position, this is a home that deserves to be viewed.

Priced to attract attention and offering fantastic potential, this really is a property not to be missed!

WHAT OUR VENDORS SAY

LOCATION

Ideally situated on Netherfield Close, Yeadon, this home enjoys a fantastic location just moments from the vibrant Yeadon Town Centre, where a great selection of everyday amenities can be found, including supermarkets such as Morrisons Yeadon, Sainsbury's Local Yeadon, and Aldi Yeadon. The property is also in very close proximity to Guiseley Retail Park, offering a range of popular retail stores, as well as Guiseley Town Centre with its excellent selection of shops, cafés, restaurants, and local amenities. For commuters, Guiseley Train Station is just a short distance away, providing convenient rail links to Leeds, Bradford, and surrounding

areas.

The area is particularly appealing for families, offering a choice of well-regarded schools including Queensway Primary, Rufford Park Primary School, Westfield Primary School, and Benton Park School, St. Oswald's Primary and Guiseley secondary school, along with excellent nursery options nearby. For those who enjoy the outdoors, both Nunroyd Park and Yeadon Tarn provide beautiful green spaces perfect for walking, relaxing, and family activities.

Commuters are exceptionally well catered for with regular bus services, easy access to major road networks, the convenience of Guiseley Train Station nearby, and Leeds Bradford Airport just a short drive away—making this a wonderfully connected yet peaceful place to call home.

HOW TO FIND THE PROPERTY

SAT NAV LS19 7PE

ACCOMMODATION

ENTRANCE HALL

As you enter you immediately get the feeling of how light and airy the property is. Comprising Upvc double glazed door to the front elevation. Stairs to first floor. Dado rail. Double radiator. Door to:

FAMILY LOUNGE/DINER

21'7" x 12'4" (6.588 x 3.764)

What a fabulous spacious light and airy lounge. Offering dual aspect upvc double glazed windows to the front and rear elevation, allowing ample natural light. Feature fireplace and gas fire. Double radiator. Coving to ceiling. TV point.

FITTED KITCHEN

10'3" x 8'8" (3.135 x 2.661)

Briefly 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 over. Stainless steel sink. Integral electric cooker and gas hob with extractor fan over. Points for washing machine, dishwasher and fridge freezer. Part tiled walls. Logic combi boiler.

FIRST FLOOR

Tel: 01943 661506

LANDING AREA

Access to loft. Doors leading to:

BEDROOM.1.

13'3" x 10'9" (4.047 x 3.277)

Another great double bedroom comprising two Upvc double glazed windows to the front elevation. Double radiator. Storage cupboard.

BEDROOM.2.

10'3" x 10'0" (3.134 x 3.054)

A great double bedroom comprising Upvc double glazed window to the rear elevation boasting long distant views. Double radiator. Fitted wardrobe.

BEDROOM.3.

8'7" x 7'5" (2.639 x 2.274)

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

WET ROOM

7'6" x 5'7" (2.294 x 1.708)

Wet room comprising Upvc double glazed windows to the rear elevation. Electric shower, wash hand basin, low level w.c. Fully tiled walls.

OUTSIDE

FRONT AND REAR GARDENS

Outside the property continues to impress with easy-maintenance gardens to the front and a good sized patio garden to the rear. The rear garden provides a lovely space to

sit back, enjoy the sunshine and entertain family and friends during the warmer months.

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.



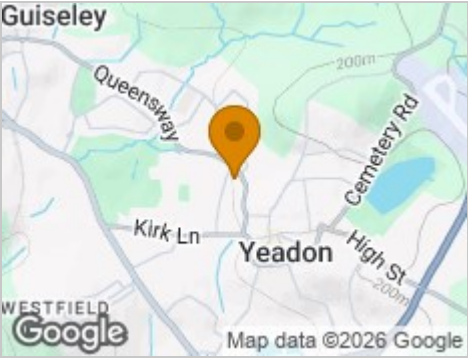
Road Map



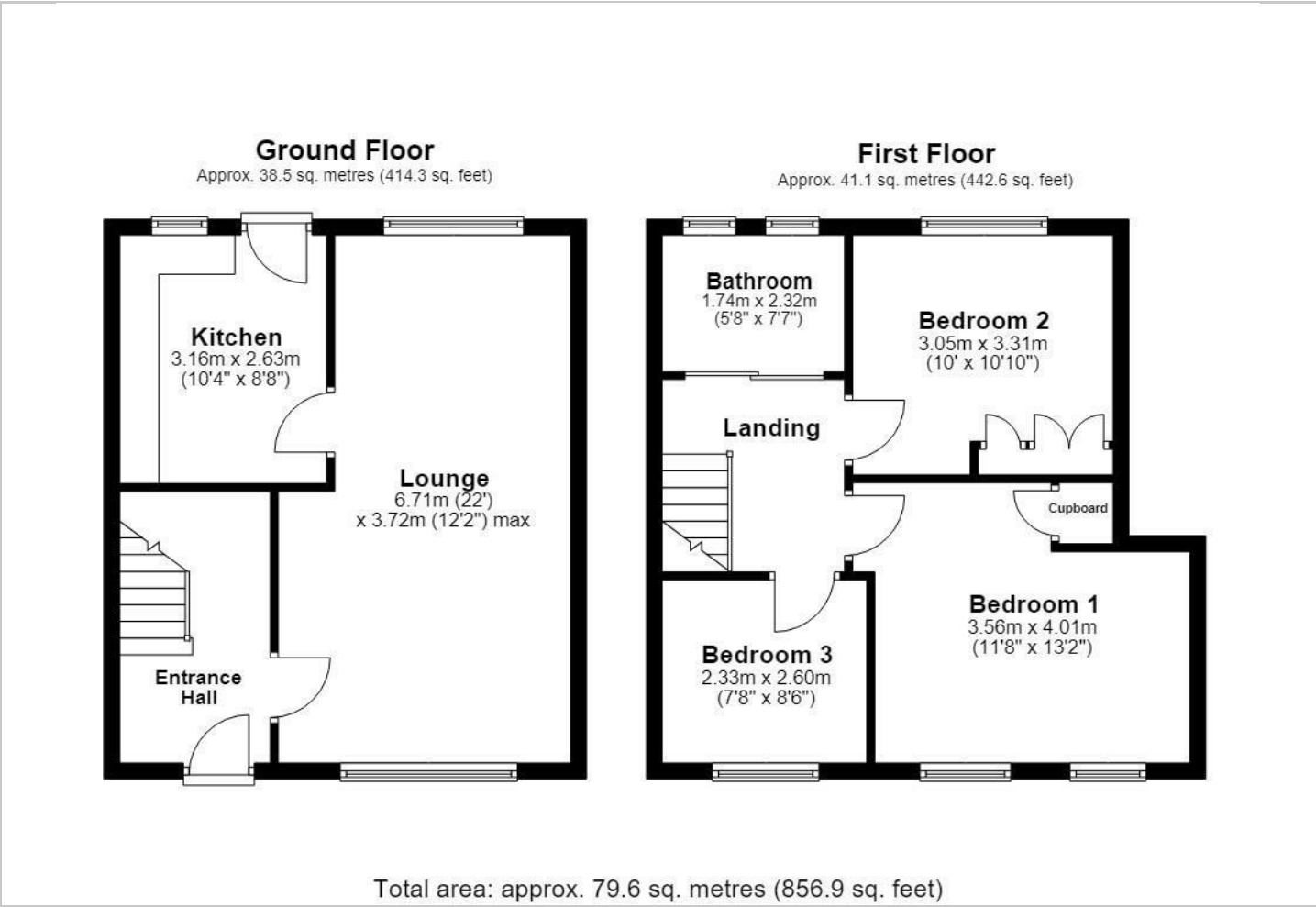
Hybrid Map



Terrain Map



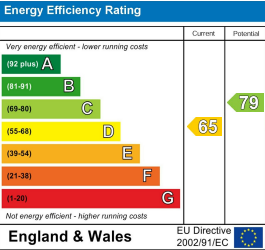
Floor Plan



Viewing

Please contact our 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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.