

Ornella's Estates

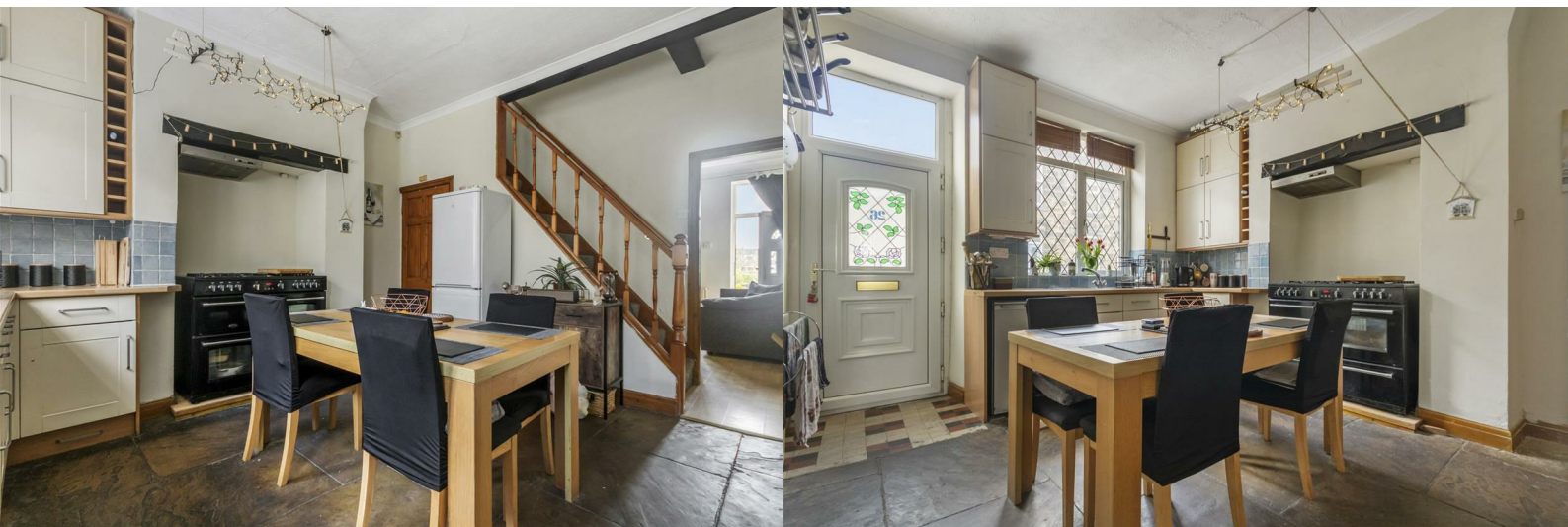
PROUDLY INDEPENDENT



26 King Street

Yeadon, Leeds, LS19 7QA

Offers over £250,000



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INTRODUCTION

Step into this delightful mid-stone through terrace, beautifully arranged over three spacious floors and brimming with character. From the moment you walk in, you're welcomed by a stunning family dining kitchen featuring charming stone flooring, perfect for both everyday living and entertaining. A useful cellar adds extra storage, while the inviting family lounge opens seamlessly onto the rear garden, offering lovely views over the Green.

Upstairs, the first floor hosts two well-proportioned bedrooms along with a stylish house bathroom. The second floor reveals a principal bedroom complete with its own en-suite shower room. An ideal private retreat.

Outside, the property continues to impress. To the front, there is convenient on-street parking, while to the rear you'll find a beautifully maintained, enclosed garden perfect for relaxing, entertaining guests, or letting children play safely, with the added bonus of the nearby green.

And the best part? The price. Offering exceptional value, this home truly is a rare find and is ideal for first-time buyers or anyone looking for a charming and spacious property.

Early viewing is highly recommended—this one won't stay on the market for long!

WHAT OUR VENDORS SAY

LOCATION

Nestled in the heart of Yeadon, this vibrant and welcoming town offers the perfect blend of community charm and everyday convenience. Families are well catered for with a selection of highly regarded local schools, while outdoor lovers can enjoy scenic walks around Yeadon Tarn—a beautiful spot ideal for relaxing strolls, wildlife watching, or time spent with family. The town itself boasts a variety of cosy cafés, traditional pubs, and popular restaurants, creating a lively yet friendly atmosphere. For commuters and travellers, Leeds Bradford Airport is just moments away, offering excellent connectivity while still allowing you to enjoy the peace and charm of this sought-after location.

HOW TO FIND THE PROPERTY

SAT NAV LS19 7QA

APPROACH

King Street is within very easy walking distance of Yeadon and great for those who enjoy walking with Yeadon Tarn just a stroll away.

ACCOMMODATION

Set over three floors and comprising:

ENTRANCE INTO DINING KITCHEN

10'7" chimney breast x 12'11" to stairs (3.232 chimney breast x 3.938 to stairs)

Great for entertaining family and friends, this spacious dining kitchen offers it all. Comprising Upvc double glazed door and windows to the front elevation. Attractive stone flooring. Double radiator. Point for double range with extractor fan over. Points for fridge freezer and washing machine. A wide range of wall and base units with laminate worktops over. Stainless steel sink. Door leading to cellar.

CELLAR

Great storage area

FAMILY LOUNGE

13'6" x 11'10" into recess (4.128 x 3.629 into recess)

Offering an abundance of natural light this spacious family lounge comprises Upvc double glazed window and door to the rear elevation overlooking the garden and the Green. Electric feature fire with marble base and wood surround. Double radiator. TV point. Laminate flooring.

FIRST FLOOR

LANDING AREA

This spacious landing area comprises stairs to 2nd floor. Doors leading to:

BEDROOM.2.

13'8" x 11'10" into recess (4.182 x 3.609 into recess)

This is a fabulous double bedroom comprising Upvc double glazed window to the rear elevation overlooking the garden and the Green. Double radiator.

BEDROOM.3.

9'4" x 5'3" (2.852 x 1.615)

A good size single comprising Upvc double glazed window to the front elevation. Radiator.

HOUSE BATHROOM

Comprising Upvc double glazed window to the front elevation. Bath, low level w.c. Wash hand basin. Part tiled walls and tiled flooring.

2ND FLOOR

BEDROOM.1.

16'7" x 10'4" max (5.057 x 3.174 max)

This is a great master bedroom offering an abundance of natural light. Comprising Upvc double glazed window to the rear elevation with views over the Green, velux windows. Fitted wardrobe and radiator. Door leading to:

ENSUITE SHOWER ROOM

Comprising shower cubicle, low level w.c. wash hand basin. Upvc double glazed to rear elevation. Radiator. Extractor fan.

OUTSIDE

PARKING

On street parking to the front.

REAR GARDEN

To the rear of the property there is a lovely enclosed garden which is mainly laid to lawn with a patio seating area. Access via a gate will lead you onto the Green. This is a perfect spot to relax while keeping an eye on the kids playing.

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.



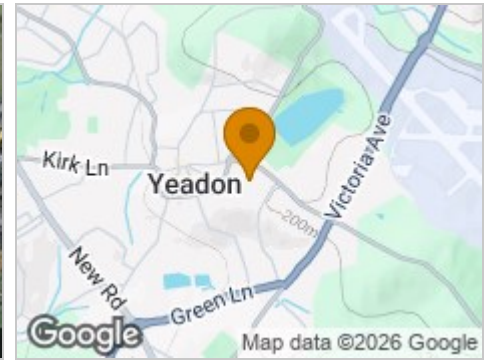
Road Map



Hybrid Map



Terrain Map



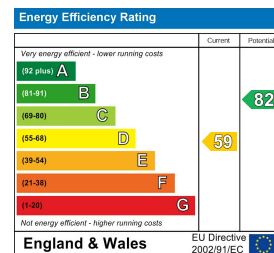
Floor Plan



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



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