



Westfield Close, Yeadon Leeds LS19 7NN

welcome to

Westfield Close, Yeadon Leeds

Charming semi-detached bungalow offering versatile living space with two good-sized bedrooms, a modern shower room, spacious living room and fabulous conservatory. Benefiting from a generous loft room, private rear garden, driveway, detached garage and no onward chain.



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.

Hallway

With access to all ground floor rooms.

Living Room

A spacious and inviting living room, beautifully presented in neutral tones and offering ample space for comfortable seating. The room centres around an attractive feature fireplace with an elegant surround, creating a cosy focal point. Large sliding patio doors flood the space with natural light and provide direct access to the conservatory.

Kitchen

The kitchen offers a range of wall and base units with work surfaces and spaces for all appliances.

Conservatory

A wonderful addition to the home, this bright and spacious conservatory enjoys an abundance of natural light through its glazed roof and surrounding windows. Offering versatile space for both seating and dining, it provides an ideal setting for relaxing, entertaining guests, or enjoying views of the garden throughout the year. French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

Bedroom One

A generously proportioned double bedroom offering excellent versatility. The room comfortably

accommodates a double bed along with additional bedroom furniture and benefits from a large window allowing for plenty of natural light.

Bedroom Two

A well-proportioned single bedroom, ideal as a guest room, child's bedroom, home office or hobby room. The room benefits from a fitted wardrobe providing excellent built-in storage.

Shower Room

A stylish and modern shower room, beautifully appointed with contemporary fittings and attractive tiling. The suite comprises a large walk-in shower with glazed screen, concealed cistern WC and a sleek vanity unit incorporating a wash hand basin with useful storage beneath. A window provides natural light and ventilation, while the high-quality finish creates a fresh and sophisticated space, perfectly serving the ground floor accommodation.

Loft Room

A spacious room with eaves storage.

Externally

The property enjoys an attractive frontage with a well-maintained lawned garden complemented by established shrubs and mature planting, creating excellent kerb appeal. A driveway provides ample off-street parking. The rear garden has been designed with ease of maintenance in mind and features a generous raised decking area, providing the perfect space for outdoor dining, entertaining and relaxing in the warmer months. Enclosed by fencing for privacy, the garden offers a pleasant outdoor retreat with ample room for garden furniture and potted plants. Direct access from the conservatory enhances the flow between indoor and outdoor living, making this a wonderful space to enjoy throughout the year.

Garage

A single detached garage, ideal for secure parking or additional storage.

Shed

A purpose-built concrete shed with a secure metal door, originally designed for motorcycle storage, alternatively suitable for a variety of storage uses.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Westfield Close, Yeadon Leeds

- CHARMING SEMI DETACHED BUNGALOW
- TWO GOOD SIZE BEDROOMS
- MODERN SHOWER ROOM
- FABULOUS CONSERVATORY
- SPACIOUS LOFT ROOM

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

offers over

£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEA107503 - 0006

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