Ornella's Estates

PROUDLY INDEPENDENT



5 Dinsdale Buildings

Yeadon, Leeds, LS19 7SG

Price £269,950

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INTRODUCTION

A BEAUTIFUL FAMILY HOME IN THE HEART OF YEADON

We are delighted to introduce this truly beautiful mid-terrace family home, set over four floors and perfectly positioned in a lovely and highly sought-after area of Yeadon, close to the picturesque St John's Church.

Full of charm, character and natural light, this much-loved home offers a wonderful sense of warmth and space throughout, making it an ideal property for growing families or those simply looking for a home with plenty of room to enjoy.

Stepping inside, you are welcomed by a fantastic family dining kitchen, creating the perfect hub for everyday family life, entertaining and enjoying meals together. There is also a spacious cellar, offering excellent additional storage.

The real heart of the home is the stunning family lounge, where beautiful proportions and an abundance of natural light combine with modern touches. The impressive bi-folding doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor spaces and creating a fantastic setting for entertaining, relaxing and enjoying family time.

To the first floor are two bedrooms and a beautifully presented house bathroom, with the character and charm of the property continuing throughout. To the second floor there is a further double bedroom.

Externally, the property benefits from off street parking to the front, along with a lovely decked bench seating area. The front also provides a right of way for neighbouring properties.

To the rear is a fully enclosed garden, accessed via two gates and predominantly laid to lawn with a beautifully maintained decked seating area. This is a wonderful space for children to play, enjoying a morning coffee or making the most of those long summer evenings with family and friends, barbecues and outdoor entertaining.

A fantastic home combining character, space, natural light and modern family living in a popular Yeadon location.

Properties of this calibre are not to be missed, so call today to arrange your viewing and experience this beautiful home for yourself.

LOCATION

LIFE ON GILL LANE

One of the real attractions of this wonderful home is its enviable position on Gill Lane, where village charm, countryside and everyday convenience come together beautifully. With country walks right on the doorstep, it's an ideal spot for getting out and about, whether that's a morning stroll, walking the dog or enjoying the surrounding countryside with the family.

Gill Lane itself is home to the much-loved J.B. Meays & Son Family Butchers, a true local institution and an incredibly well-established family-run business spanning three generations. The Woolpack Inn is also just moments away, making it wonderfully easy to enjoy a relaxed drink or meal without having to venture far. Woolpack Inn

Families are particularly well catered for, with a choice of local nurseries including The Barn Nursery & Preschool and Active Kids Day Nursery, together with nearby primary schools such as Yeadon Westfield and Rufford Park, and secondary education including Benton Park School and Guiseley School. The Barn Nursery & Preschool Active Kids Day Nursery Yeadon Westfield Junior School Rufford Park Primary School Benton Park School Guiseley School

Everyday shopping is equally convenient, with Morrisons, Aldi and Sainsbury's all nearby, while Yeadon's High Street offers a lovely selection of independent cafés, restaurants and local businesses — perfect for a coffee and cake, lunch with friends or an evening meal. Morrisons ALDI Sainsbury's Local THE CORNER 19 CAFE & BISTRO Never Enough Thyme

For those who love the countryside, Hawthorne Farm and None Go Bye Farm Shop provide further opportunities to enjoy the rural surroundings, while Leeds Bradford Airport is also close by, making this an incredibly convenient location for both everyday life and getting away. Hawthorne Farm - Dining & Carvery None Go Bye Farm

In short, Gill Lane offers that wonderful combination of countryside on your doorstep, fantastic local amenities and excellent transport links — making it a truly lovely place to call home.

HOW TO FIND THE PROPERTY

SAT NAV LS19 7SG

ACCOMMODATION

ENTRANCE INTO FAMILY DINING KITCHEN

13'11" x 11'0" chimney breast (4.267 x 3.369 chimney breast)

Step inside this lovely spacious family home, into a family dining kitchen, which is great for entertaining family and friends. With the Chef doing all his/hers culinary skills. Comprising composite entrance door to the front elevation. Upvc double glazed windows to the front elevation. TV point. Tiled flooring. Astrite style sink one and a half bowl single drainer. A wide range of fitted wall and base units with laminate worktops over. Integral electric cooker and grill. Integral gas hob. Inset spot lights. Points for fridge freezer.

INNER HALLWAY

Doors leading to cellar and lounge.

CELLAR

This is a great space for storage. Plumbing for washing machine and dryer.

FAMILY LOUNGE

14'1" x 12'8" into recess (4.295 x 3.862 into recess)

Offering an abundance of natural light seeping through the bi-folding doors, this cosy, yet spacious family lounge is a great place for sitting down and relaxing. Comprising composite door to the rear elevation, TV point. Electric fire with wooden mantelpiece. Single radiator. Laminate flooring.

FIRST FLOOR

LANDING AREA.
Single radiator Doors leading to:

BEDROOM.1.
11'3" x 10'7" (3.452 x 3.233)
Offering an abundance of natural light this lovely double bedroom comprises two Upvc double glazed windows to the rear elevation overlooking the garden. Two radiators. Fitted wardrobe.

BEDROOM.3.
11'4" x 4'5" fitted wardrobe (3.461 x 1.350 fitted wardrobe)
A single bedroom comprising Upvc double glazed window to the front elevation. Single radiator. Fitted wardrobe.

HOUSE BATHROOM
7'9" x 5'2" (2.364 x 1.589)
A lovely house bathroom in keeping with the property. Comprising Upvc double glazed window to the front elevation. Free standing bath with claw feet and thermostatic shower over. . Low level w.c. Vanity unit with built in wash hand basin. Inset spot lights. Upright modern radiator. Part tiled walls.

BEDROOM.2.
16'10" eaves to eaves x 12'6" (5.146 eaves to eaves x 3.831)
This is a fantastic double bedroom comprising velux window, eaves storage, double radiator. TV point.

OUTSIDE

FRONT AND REAR GARDENS/PARKING
Externally, the property benefits from off street parking to the front, along with a lovely decked bench seating area. The front also provides a right of way for neighbouring properties.

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SOLAR PANELS
Zanussi '370' Solar x 9 Panels, covering both front and back to maximise the sun at both periods (Front AM, Back PM). Installed and fully paid for in October 2021 Savings are around £15 to £25 per month directly reduced off the electricity bill. And the other saving is on the kw/h usage during the day.

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 WOUD 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.









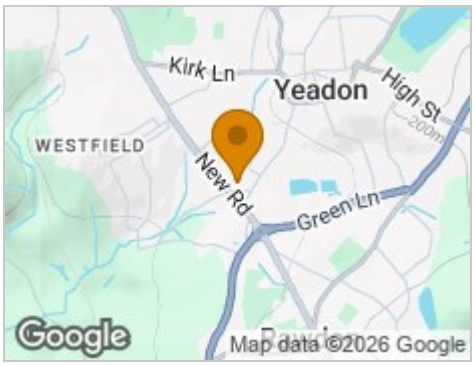
Road Map



Hybrid Map



Terrain Map



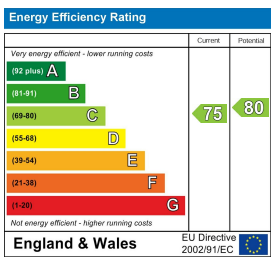
Floor Plan



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



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