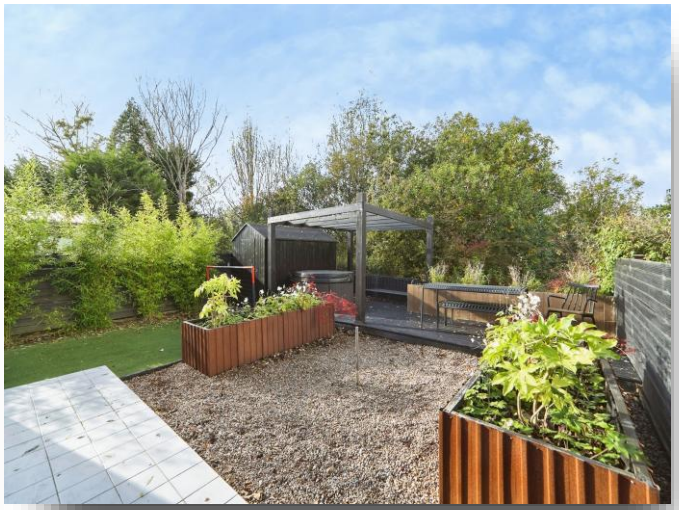






Westfield Close,Yeadon Leeds LS19 7NN

william h brown

welcome to

Westfield Close, Yeadon Leeds

Stunning extended family home offering four good-sized bedrooms, including a first-floor master suite with en-suite and Juliet balcony. Featuring a stylish kitchen, impressive lounge/diner with bi-fold doors, second reception room, landscaped rear garden, large driveway and a sought-after location.













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.

Ground Floor
Living Room
A stylish and inviting reception room finished in neutral décor with light wood flooring, creating a bright and contemporary living space. The room benefits from a feature wood-burning stove, adding warmth and character, while large bi-fold doors to the rear allow plenty of natural light and provide direct access to the garden. There is ample space for sofas and additional furniture, making this an excellent room for both relaxing and entertaining.

Lounge/Diner
An impressive open-plan living and entertaining space, beautifully designed with a vaulted ceiling, exposed feature beam and large skylights that flood the room with natural light. The spacious lounge area enjoys full-width bi-fold doors opening onto the rear garden, creating a seamless connection between indoor and outdoor living. A contemporary wood-burning stove provides a striking focal point, while the generous dining area offers ample space for a large family table. Open to the stylish kitchen, this versatile room is ideal for modern family life, relaxing and entertaining alike.

Kitchen
A stunning contemporary kitchen fitted with an extensive range of sleek units with high-quality Buster and Punch hardware, complemented by quality granite work surfaces and matching splashbacks. The kitchen features a range of integrated appliances including a double oven, washing machine, dishwasher an induction hob and inset sink. The room is further enhanced by a polished concrete floor creating a sleek finish. Vaulted ceilings with large skylights flood the room with natural light, enhancing the stylish design and creating a bright and sociable heart of the home, ideal for both everyday living and entertaining.

Bedroom Two
A well-proportioned double bedroom beautifully presented with neutral décor and light wood flooring. The room benefits from fitted wardrobes providing useful storage space, while a large window allows plenty of natural light to fill the room. There is ample space for a double bed and additional furniture, creating a bright and comfortable bedroom ideal for everyday living.

Bedroom Three
A good-sized double bedroom featuring a range of bespoke fitted wardrobes providing excellent storage. The room is enhanced by a skylight allowing natural light to flow through, while the attractive feature wall adds character and style. There is ample space for a double bed and additional furniture, creating a comfortable and versatile bedroom suitable for a variety of uses.

Bedroom Four
A well-presented single bedroom featuring a striking feature wallpapered wall, a vaulted ceiling that enhances the sense of space, and a large window that fills the room with natural light. The room offers ample space for a bed and freestanding furniture, making it ideal as a child's bedroom, guest room, or home office.

Bathroom
A stylish and contemporary bathroom featuring a striking freestanding roll-top bath with shower attachment, complemented by a bold feature tiled wall. The suite also includes a wash hand basin set within a vanity unit and a low-level WC. A frosted window provides natural light while maintaining privacy, creating a bright and relaxing space with a unique and characterful design.

First Floor
Bedroom One
An impressive and spacious first-floor double bedroom with limited head height, featuring a striking vaulted ceiling and generous floor space. The room is filled with natural light from a skylight and rear-facing glazed doors opening to a Juliet balcony, creating a bright and airy atmosphere. Offering ample space for a double bed, seating area and additional furniture, this versatile room provides a fantastic principal or guest bedroom with a unique sense of character and style. The planning permission refers to this room as "Bed/Study" (refer to Agent's Note below).

Externally
To the front of the property is a generous block-paved driveway providing ample off-street parking for multiple vehicles. The low-maintenance frontage is attractively landscaped with gravelled sections and mature ornamental grasses, creating excellent kerb appeal. The contemporary exterior finish and timber cladding enhance the home's modern and distinctive appearance. The beautifully landscaped rear garden has been thoughtfully designed to provide a stylish and low-maintenance outdoor space. Featuring artificial lawn, gravelled seating areas and attractive raised planting beds, the garden offers plenty of space for relaxing and entertaining. A contemporary pergola-covered decked area creates the perfect spot for outdoor dining, while mature planting and established bamboo borders provide a high level of privacy. Patio areas directly outside the property offer seamless access from the living accommodation, making this an ideal extension of the home's indoor entertaining space, and boasting far-reaching views towards Otley Chevin provide an attractive backdrop.

Agents Notes

welcome to

Westfield Close, Yeadon Leeds

- STUNNING & SPACIOUS EXTENDED FAMILY HOME
- FOUR GOOD SIZE BEDROOMS
- MASTER SUITE ON THE 1ST FLOOR WITH EN-SUITE & JULIET BALCONY
- STYLISH KITCHEN & BATHROOM
- LOUNGE/DINER WITH BI-FOLD DOORS TO THE GARDEN

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

offers over

£400,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
YEA107679 - 0005

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.

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