

Ornella's Estates

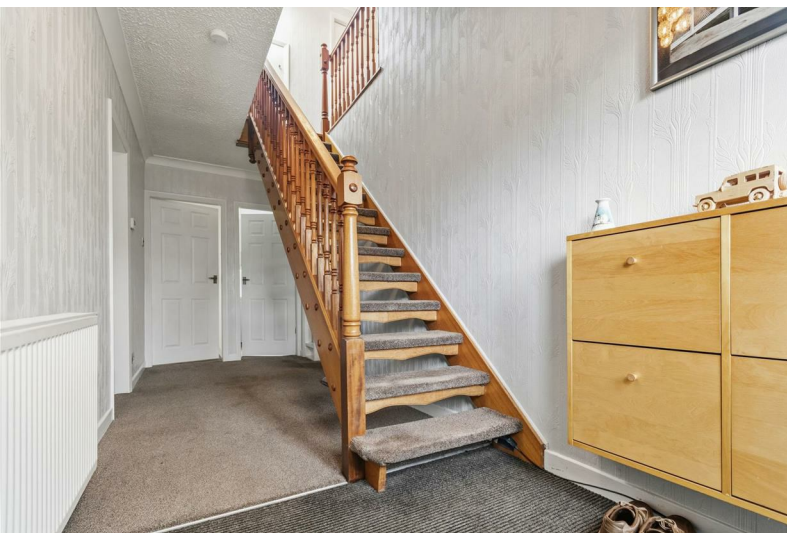
PROUDLY INDEPENDENT



23 St. Johns Road

Yeadon, Leeds, LS19 7ND

Price £349,950



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INTRODUCTION

Set in one of Yeadon's most sought-after locations, close to excellent local schools, convenient transport links and everyday amenities, this wonderfully spacious chain-free link-detached family home offers an exciting opportunity for growing families looking to create their perfect forever home.

From the moment you step inside, the property immediately impresses with its generous proportions and welcoming feel. The large entrance hallway leads through to a bright and spacious family lounge, ideal for relaxing evenings, while the separate dining room provides the perfect setting for family meals and entertaining guests. The conservatory overlooks the garden and offers a lovely additional living space filled with natural light.

The fitted kitchen is practical and well positioned for modern family living, while the ground floor also benefits from a large double bedroom complete with ensuite facilities — perfect for guests, teenagers or multi-generational living.

To the first floor are two further well-proportioned double bedrooms together with the house bathroom, offering ample space for the whole family.

Externally, the property continues to impress. A generous driveway provides ample off-street parking and leads to the garage with up-and-over doors, power and lighting. To the rear is a private enclosed garden designed with ease of maintenance in mind, featuring paved and pebbled areas complemented by flowers, mature trees and shrubbery — a wonderful space for outdoor dining, summer barbecues and entertaining family and friends. The attractive front garden is mainly laid to lawn with colourful planting adding to the home's kerb appeal.

Although requiring a little updating in places, this fantastic home is bursting with potential and presents a wonderful opportunity for buyers to add their own style and create something truly special. A warm and inviting family home, ready and waiting for its next exciting chapter.

WHAT OUR VENDORS SAY

LOCATION

Located in the heart of the ever-popular Yeadon, St Johns Road enjoys an enviable position perfectly placed for families and commuters alike. The area is exceptionally well served by a fantastic choice of nurseries and schools including Partou Yeadon Day Nursery & Pre-school, The Barn Nursery & Preschool and Active Kids Day Nursery, together with highly regarded primary schools such as Rufford Park Primary School, Yeadon Westfield Junior School and SS Peter & Paul Catholic Primary

School (Voluntary Academy). Excellent secondary education options are also close by including Benton Park School, Guiseley School and Horsforth School & Sixth Form at Horsforth.

For outdoor lovers, the beautiful Yeadon Tarn offers scenic walks, sailing, fishing and wonderful open green space, while nearby parks including Tarnfield Park, Yeadon, Nunroyd Park and Kirk Lane Park provide ideal spots for families, dog walkers and weekend relaxation. Yeadon town centre itself has a thriving community feel with a great selection of shops, cafés, restaurants, supermarkets and everyday amenities, making day-to-day living incredibly convenient. For commuters and frequent travellers, Leeds Bradford Airport is just minutes away, offering excellent travel connections whilst still allowing the area to retain its charming suburban atmosphere. Altogether, St Johns Road is perfectly positioned to enjoy the very best that Yeadon has to offer.

HOW TO FIND THE PROPERTY

SAT NAV LS19 7ND

APPROACH

As you approach this much loved home, you immediately see how different the outside is compared to a lot of properties. It is not often that properties come up for sale on St John's Road.

SPACIOUS ENTRANCE HALLWAY

Offering an abundance of natural light and comprising Upvc double glazed window and door to the front elevation. Coving to ceiling. Stairs to first floor. Doors leading to:

DOWNSTAIRS DOUBLE BEDROOM

13'7" x 8'11" fitted wardrobes (4.14m x 2.72m fitted wardrobes)

This is perfect for anyone coming to stay or for someone who cannot manage the stairs. Comprising Upvc double glazed window to the front elevation. Fitted wardrobes. Double radiator. Door to:

ENSUITE SHOWER ROOM

8'10" x 4'0" (2.706 x 1.231)

Comprising shower cubicle, vanity unit with built in wash hand basin, low level w.c. Extractor fan. Fully tiled walls. Radiator.

SPACIOUS FAMILY LOUNGE

18'0" x 12'1" (5.511 x 3.686)

This is a fabulous spacious family lounge. Comprising Upvc double glazed windows to the front and side elevations. TV point. Feature fireplace. Double radiator.

DINING ROOM

12'2" x 8'9" (3.727 x 2.672)

Great for entertaining family and friends. Comprising TV point, coving to ceiling, double radiator, laminate flooring. Access to:

Tel: 01943 661506

CONSERVATORY

9'6" x 9'6" (2.899 x 2.921)

Comprising Upvc double glazed windows and doors to the rear elevation overlooking the garden. Double radiator.

FITTED KITCHEN

15'1" x 8'9" (4.620 x 2.692)

Offering an abundance of natural light and comprising two double glazed windows to the rear elevation overlooking the garden. Upvc double glazed door to the side elevation. A wide range of wall and base units with laminate worktops over. Stainless steel sink one and a half bowl single drainer. Integral electric cooker with gas hob and stainless steel extractor fan over. Points for washing machine and dryer. Points for fridge freezer and dishwasher. Radiator.

FIRST FLOOR

LANDING AREA

Comprising velux windows and storage room housing the boiler. Doors leading to:

BEDROOM.2.

13'10" x 10'1" (4.237 x 3.076)

Another great double bedroom comprising Upvc double glazed window to the rear elevation overlooking the garden. Single radiator.

SEPERATE W.C.

Comprising low level w.c. Part tiled walls.

HOUSE BATHROOM

Comprising velux window. Bath with electric shower over. Vanity unit with built in wash hand basin. Part tiled walls.

BEDROOM.3.

10'10" x 9'0" (3.310 x 2.745)

Another double bedroom comprising Upvc double glazed window to the front elevation. Single radiator.

OUTSIDE

DRIVEWAY AND GARAGE

To the outside there is a driveway providing ample off street parking leading to garage with up and over doors, power and light.

FRONT AND REAR GARDENS

To the rear is a private enclosed garden designed with ease of maintenance in mind, featuring paved and pebbled areas complemented by flowers, mature trees and shrubbery — a wonderful space for outdoor dining, summer barbecues and entertaining family and friends. The attractive front garden is mainly laid to lawn with colourful planting adding to the home's kerb appeal.

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



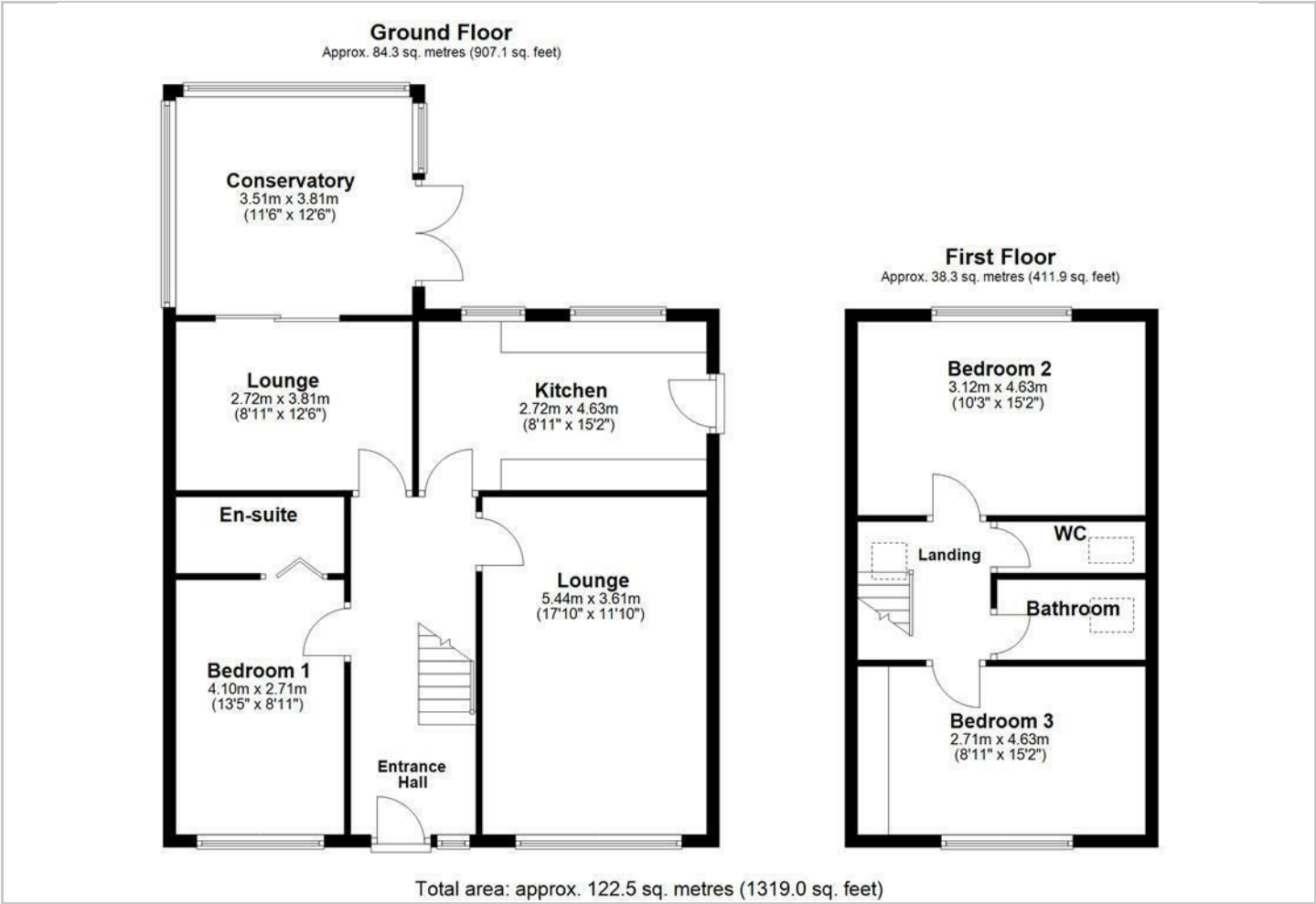
Hybrid Map



Terrain Map



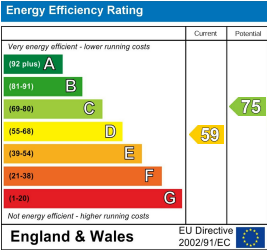
Floor Plan



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.