

Ornella's Estates

PROUDLY INDEPENDENT



21 Chapel Lane

Yeadon, Leeds, LS19 7EJ

Price £169,950



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INTRODUCTION

Step into this charming ground-floor apartment set within the beautifully converted St Andrews Manor in Yeadon—a perfect opportunity for first-time buyers, savvy investors, or those looking to downsize without compromise.

Ideally located within easy reach of Yeadon Town Centre, the property benefits from excellent access to local amenities and transport links, making everyday living both convenient and connected.

This delightful home enjoys long-reaching views and offers well-proportioned accommodation throughout. The layout includes a secure communal entrance with intercom system, a private entrance hallway, a bright and welcoming lounge, a fitted kitchen, two generously sized bedrooms, and a modern house shower room.

Both the lounge and the principal bedroom feature elegant French doors that open directly onto the communal gardens and parking area—perfect for enjoying a morning coffee or relaxing outdoors with a table and chairs.

With its appealing setting, practical layout, and inviting feel, this property truly stands out. Early viewing is highly recommended—this is one not to miss.

WHAT OUR VENDORS SAY

LOCATION

Perfectly positioned just a short stroll from Yeadon High Street, this apartment offers superb convenience with a fantastic selection of shops, cafés, restaurants, and everyday amenities right on your doorstep. Whether you're grabbing a morning coffee, picking up

essentials, or enjoying a relaxed meal out, everything is within easy reach. For those who enjoy the outdoors, the beautiful Yeadon Tarn is also close by, providing a peaceful setting for walks, fresh air, and scenic views—adding to the appeal of this well-located home.

HOW TO FIND THE PROPERTY

SAT NAV LS19 7EJ

APPROACH

As you approach this beautiful old building you immediately get to see the kerb appeal. Comprising:

COMMUNAL ENTRANCE HALLWAY

Security Intercom. Door to:

PRIVATE ENTRANCE HALL

This spacious entrance hall has two storage cupboards. Radiator. Security intercom. Doors leading to:

FAMILY LOUNGE/DINER

16'8" into recess x 12'8" (5.084 into recess x 3.863)

This light and airy family lounge/diner comprises Upvc double glazed French Doors leading to rear. Storage cupboard. Double radiator. TV point. Dado rail. Electric fire.

FITTED KITCHEN

10'2" x 5'10" (3.101 x 1.790)

A practical kitchen comprising a wide range of wall and base units with laminate worktops over. Stainless steel sink. Points for washing machine, fridge freezer and cooker.

BEDROOM.1.

10'3" x 12'8" (3.140 x 3.865)

A lovely double bedroom comprising Upvc double glazed French Doors to rear, Double radiator.

Tel: 01943 661506

BEDROOM.2.

11'3" x 6'0" (3.452 x 1.837)

Another good size bedroom comprising Upvc double glazed French Doors to rear elevation. Electric heater. Shelving.

HOUSE SHOWER ROOM

7'0" x 6'2" (2.137 x 1.891)

Well when you enter this room, there is a larger than average walk in shower, vanity unit with built in wash hand basin. Low level w.c. Part tiled walls. Radiator.

OUTSIDE

ALLOCATED PARKING

To the rear there is allocated parking.

COMMUNAL GARDENS

The gardens are tarmaced for ease of maintenance. A lovely place to sit out in an evening and enjoy a glass or two whilst taking in the long distant views.

Leasehold

Please be aware that this is a leasehold property and is subject to service charges. There are 964 years left on the lease. Service charge £1,200 per annum and buildings insurance. The Management Company is Watsons Management. No pets allowed.

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.

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.

PROPERTY OMBUDSMAN

ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

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



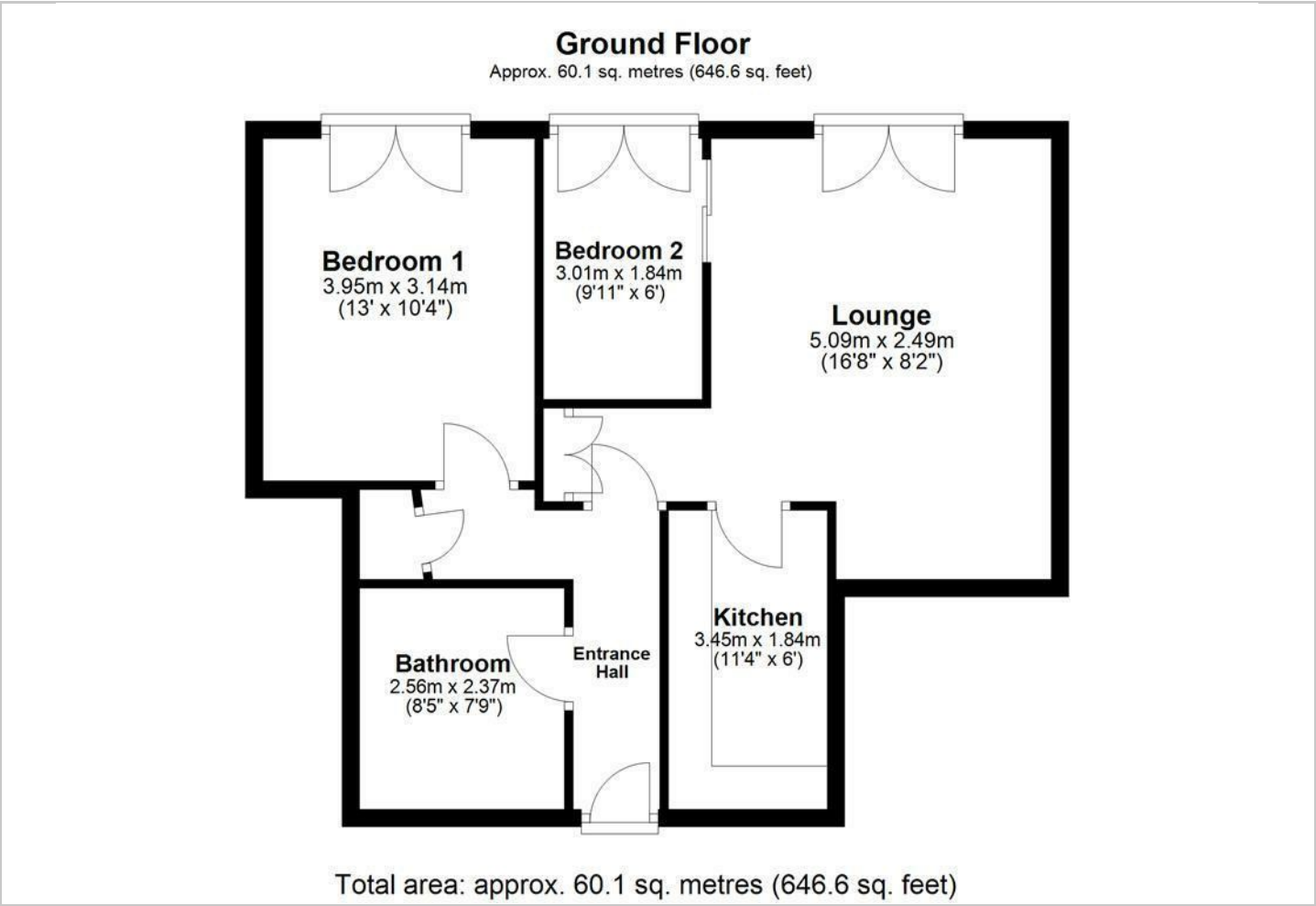
Hybrid Map



Terrain Map



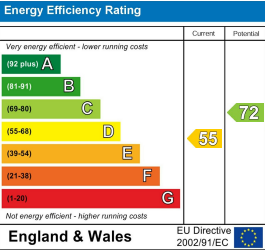
Floor Plan



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.