

Ornella's Estates

PROUDLY INDEPENDENT



33 Crofters Lea

Yeadon, Leeds, LS19 7WE

Offers in the region of £489,950



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INTRODUCTION

Nestled in a quiet cul-de-sac within one of Yeadon's most desirable family locations, this beautifully presented detached home offers spacious and stylish accommodation, perfectly suited to modern family living. Lovingly maintained and immaculately presented throughout, this is a home where you can simply move straight in and enjoy.

Ideally positioned within easy walking distance of both Westfield Infant School and St Peter & Paul's Primary School, the property is perfect for growing families seeking convenience, comfort and a welcoming community setting.

The accommodation briefly comprises an entrance vestibule leading into a generous family lounge, providing the perfect space to relax and unwind. A bright and versatile dining room/conservatory overlooks the rear garden, creating an ideal setting for family meals, entertaining guests or simply enjoying the garden views throughout the seasons. The modern fitted kitchen is well-equipped with integral appliances and under-cabinet lighting, offering both style and practicality.

An inner hallway provides access to a convenient ground floor WC and stairs leading to the first floor. Upstairs, the property boasts three well-proportioned double bedrooms, including a superb principal bedroom with its own en-suite shower room, together with a beautifully appointed family bathroom.

Externally, the property enjoys excellent kerb appeal. To the front, a block-paved triple driveway provides ample off-street parking and leads to the garage, which benefits from power, lighting and an up-and-over door. There is also the added bonus of an electrical service charge.

The rear garden is a true highlight of this wonderful home. Enjoying a sunny south-facing aspect, the garden has been beautifully landscaped and lovingly maintained to create a private outdoor haven. A spacious paved patio provides the perfect spot for al fresco dining, summer barbecues and entertaining family and friends, while the immaculate lawn and attractive raised flowerbeds create a safe and enjoyable space for children and pets alike.

This exceptional family home offers the perfect combination of space, style and location. Early viewing is highly recommended to fully appreciate everything this wonderful property has to offer.

Viewing is essential and highly recommended.

WHAT OUR VENDORS SAY

LOCATION

Yeadon is one of North Leeds' most sought-after family locations, offering an excellent blend of highly regarded schools, superb transport links, local amenities and beautiful countryside on the doorstep. Families are well catered for with a range of nursery and primary education options including Yeadon Westfield Infant School, Yeadon Westfield Junior School, St Peter & Paul's Catholic Primary School, Queensway Primary School and Rufford Park Primary School, together with highly regarded secondary schools including Guiseley School, St Mary's Catholic High School and Benton Park School.

The area is exceptionally well connected, with regular bus services into Leeds, Bradford, Harrogate and surrounding towns, while Guiseley Railway Station provides direct rail links to Leeds, Bradford and Ilkley. For commuters and frequent travellers, Leeds Bradford Airport is just a short drive away, offering a wide range of domestic and international destinations.

Residents enjoy an excellent selection of local amenities, including Morrisons, ALDI and Sainsbury's Local, along with additional supermarkets and retail facilities in nearby Guiseley.

Yeadon also boasts a thriving café and dining scene with popular local favourites including THE CORNER 19 CAFE & BISTRO, Never Enough Thyme, Somewhere Different, Fikos Mediterranean Kitchen, Murgatroyds Fish & Chip Restaurant & Takeaway, Sweet Basil Valley and The White Swan, Yeadon.

For those who enjoy an active lifestyle, local fitness facilities include New Era Fitness Ltd, whilst nearby leisure centres, golf clubs and sports facilities offer something for all ages.

Nature lovers are spoiled for choice with picturesque walks around Yeadon Tarn, Nunroyd Park, Rawdon Billing, Esholt Woods, Otley Chevin and the beautiful Yorkshire countryside that surrounds the area. Combining excellent amenities, outstanding connectivity and a strong sense of community, Yeadon continues to be one of the most desirable places to live in the Leeds area.

HOW TO FIND THE PROPERTY

SAT NAV LS19 7WE

APPROACH

As you approach this beautiful home in the cul-de-sac, you immediately see the kerb appeal. Comprising:

ENTRANCE VESTIBULE

Comprising composite entrance door to the front elevation. Upvc double glazed window to the side elevation. Door leading to:

LARGE, SPACIOUS FAMILY LOUNGE

25'1" x 12'5" (7.67m x 3.81)

This fabulous spacious light and airy family lounge comprises Upvc double glazed windows to the front elevation, French doors leading into the conservatory/dining room, allowing ample natural light. Electric feature fire. TV point. Coving to ceiling. Double radiator.

CONSERVATORY/DINING ROOM

10'9" x 8'8" (3.30 x 2.643)

This is a lovely room, great for entertaining family and friends and comprising Upvc double glazed doors to the rear elevation, leading into a stunning south facing enclosed garden. Velux windows. Double radiator. TV point.

MODERN FITTED KITCHEN

15'5" x 9'9" (4.703 x 2.992)

For those who enjoy cooking. This is a perfect kitchen. With a wide range of beautifully fitted modern wall and base units with underlighting and laminate worktops over. Stainless steel sink one and a half bowl, single drainer. Points for

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double fridge freezer. Points for double range cooker. Extractor fan over. Integral dishwasher. Upvc double glazed windows to rear elevation overlooking the garden. Integral washing machine. Upvc double glazed door to the side elevation. Part tiled walls.

INNER HALLWAY

Comprising stairs to first floor. Single radiator. Door to:

DOWNSTAIRS WC.

5'5" x 3'2" (1.664 x 0.983)

Always useful to have. Comprising low level w.c. Wash hand basin. Single radiator. Tiled flooring. Extractor fan.

FIRST FLOOR

LANDING AREA

Comprising Upvc double glazed window to the side elevation. Access to loft with pull down ladders. Storage cupboard. Doors leading to:

BEDROOM.1.

12'8" x 9'4" (3.881 x 2.861)

A great double bedroom comprising Upvc double glazed window. Single radiator. Fitted wardrobes. Door leading to:

ENSUITE SHOWER ROOM

8'3" x 3'4" (2.521 x 1.030)

Comprising Upvc double glazed window to the side elevation. Shower cubicle. Low level w.c. Vanity unit with built in wash hand basin. Extractor fan. Radiator.

HOUSE BATHROOM

6'11" max x 6'3" (2.117 max x 1.930)

Comprising Upvc double glazed window to the side elevation. Bath. Low level w.c. Wash hand basin. Radiator. Part tiled walls. Tiled flooring.

BEDROOM.2.

10'9" x 8'7" (3.281 x 2.618)

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

BEDROOM.3.

10'0" x 7'10" fitted wardrobes (3.071 x 2.388 fitted wardrobes)

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

OUTSIDE

TRIPLE DRIVEWAY/GARAGE

Externally, the property enjoys excellent kerb appeal. To the front, a block-paved triple driveway provides ample off-street parking and leads to the garage, which benefits from power, lighting and an up-and-over door. There is the added bonus of an electrical service charge..

PRIVATELY ENCLOSED SOUTH FACING REAR GARDEN

The rear garden is a true highlight of this wonderful home. Enjoying a sunny south-facing aspect, the garden has been beautifully landscaped and lovingly maintained to create a private outdoor haven. A spacious paved patio provides the perfect spot for al fresco dining, summer barbecues and entertaining family and friends, while the immaculate lawn and attractive raised flowerbeds create a safe and enjoyable space for children and pets alike.

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

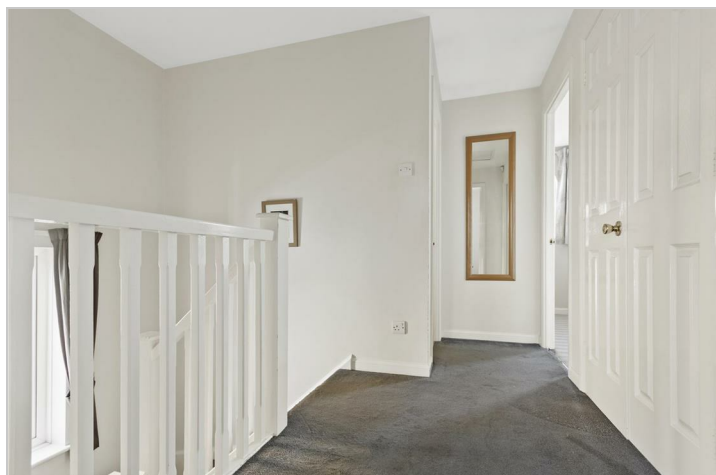
DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

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



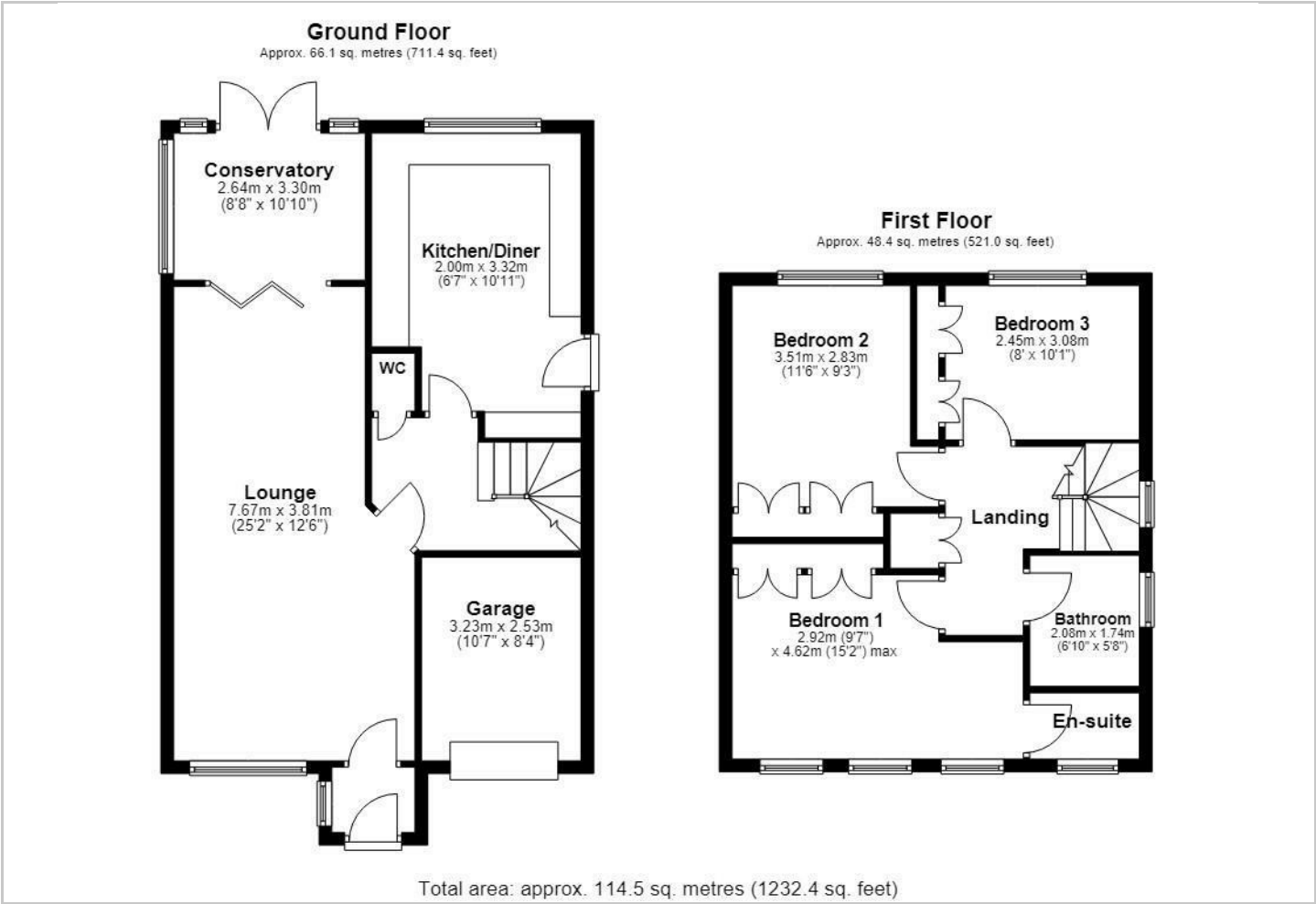
Hybrid Map



Terrain Map



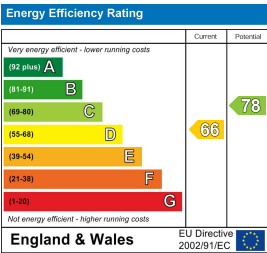
Floor Plan



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.