Ornella's Estates

PROUDLY INDEPENDENT

9 Shaw Royd

Yeadon, Leeds, LS19 7LE

Price £229,950

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INTRODUCTION

A Much-Loved Home with Plenty to Offer

Perfect for first-time buyers, downsizers or anyone looking for a beautifully presented home in a convenient location, we are delighted to offer for sale this much-loved semi-detached property, which is offered chain free.

Filled with an abundance of natural light throughout, this charming home offers surprisingly spacious accommodation and is a real gem that needs to be viewed to be fully appreciated.

Ideally situated close to the popular town centres of Yeadon and Guiseley, the property is well placed for a range of local amenities, schools and excellent transport links, including Guiseley Train Station, making it an ideal choice for both commuters and families.

The accommodation briefly comprises an entrance hallway, spacious family lounge and modern fitted dining kitchen. To the first floor are two generous double bedrooms and a well-appointed house bathroom.

Externally, the property continues to impress. To the front is a private driveway providing off-street parking, together with an easy-maintenance garden and double wooden gates.

The enclosed rear garden provides a wonderful space for relaxing and entertaining, featuring a paved patio seating area leading onto a lawn with raised flowerbeds and established shrubbery. It is the perfect setting for enjoying summer evenings, family gatherings and al fresco barbecues.

Adding further versatility and appeal are the workshop and separate store room, providing excellent additional storage and practical space for hobbies, DIY or gardening equipment.

Chain free and offering spacious, versatile accommodation in a highly convenient location, this delightful home is not to be missed. Early viewing is strongly recommended to fully appreciate everything this property has to offer.

WHAT OUR VENDOR SAYS

My mum has lived in her house for the past 15 years and has always been very happy there. It's a quiet, safe location in a nice neighbourhood, and she has always felt comfortable and settled there.
She loves the kitchen and the fact that the house is easy to keep clean and very manageable. There is also plenty of storage, which has always been useful.
She particularly loves the patio, which is a real sun trap and somewhere she enjoys sitting when the weather is nice. Her bedroom is lovely and quiet too.
The location has always been convenient, with a bus route nearby and the junior school very close by.
It has been a very happy home for Mum and somewhere she has really enjoyed living for the past 15 years

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.

HOW TO FIND THE PROPERTY

SAT NAV LS19 7LE

ACCOMMODATION

ENTRANCE HALL

Offering an abundance of natural light and comprising Upvc double glazed door to the front elevation. Single radiator. Upvc double glazed window to the side elevation. Stairs to first floor. Understairs storage cupboard.

FAMILY LOUNGE

13'0" x 9'7" chimney breast (3.971 x 2.945 chimney breast)

This is a lovely room comprising Upvc double glazed window to the front elevation. Coving to ceiling. Electric fire with marble back and base. Built in shelving.TV point. Double glass doors leading to:

MODERN FITTED DINING KITCHEN

17'5" x 11'6" (5.330 x 3.515)

Again offering an abundance of natural light, this modern fitted kitchen has a wide range of wall and base units with contemporary worksurfaces over. Integral dishwasher. Points for cooker with extractor fan over. Points for fridge freezer. Stainless steel sink single drainer. Single radiator. Door leading back into the hallway. Upvc double glazed windows and patio doors leading to the rear garden. Tiled flooring.

FIRST FLOOR

LANDING AREA
Comprising Upvc double glazed window to the side elevation. Storage cupboard. Access to loft. Doors leading to:

BEDROOM.1.
11'5" into recesx 10'11" (3.505 into recesx 3.350)
This is a great double bedroom comprising Upvc double glazed window to the rear elevation overlooking the garden. Single radiator. Inset spot lights.

BEDROOM.2.
14'3" x 8'7" (4.365 x 2.621)
Another lovely double bedroom comprising Upvc double glazed windows to the front elevation. Fitted cupboards. One housing the Ideal boiler. Single radiator. Inset spotlights.

HOUSE BATHROOM
5'8" x 5'0" (1.736 x 1.546)
Comprising Upvc double glazed window to the rear elevation. Bath with thermostatic shower over. Splash backs. Low level w.c. Wash hand basin. Coving to ceiling. Inset spotlights. Single radiator. Tiled flooring.

OUTSIDE

FRONT, DRIVEWAY AND GARDEN
Externally, the property continues to impress. To the front is a private driveway providing off-street parking, together with an easy-maintenance garden and double wooden gates.

REAR GARDEN
The enclosed rear garden provides a wonderful space for relaxing and entertaining, featuring a paved patio seating area leading onto a lawn with raised flowerbeds and established shrubbery. It is the perfect setting for enjoying summer evenings, family gatherings and al fresco barbecues

STORE GARAGE AND STORE ROOM
Adding further versatility and appeal are the workshop and separate store room, providing excellent additional storage and practical space for hobbies, DIY or gardening equipment.

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

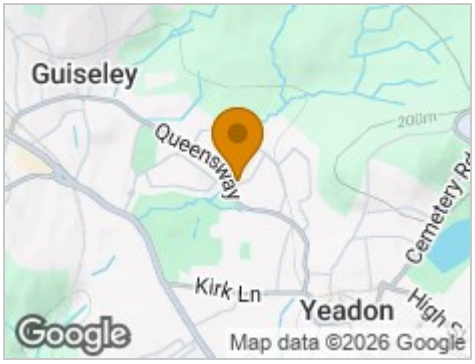
MORTGAGES
DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOUD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

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.

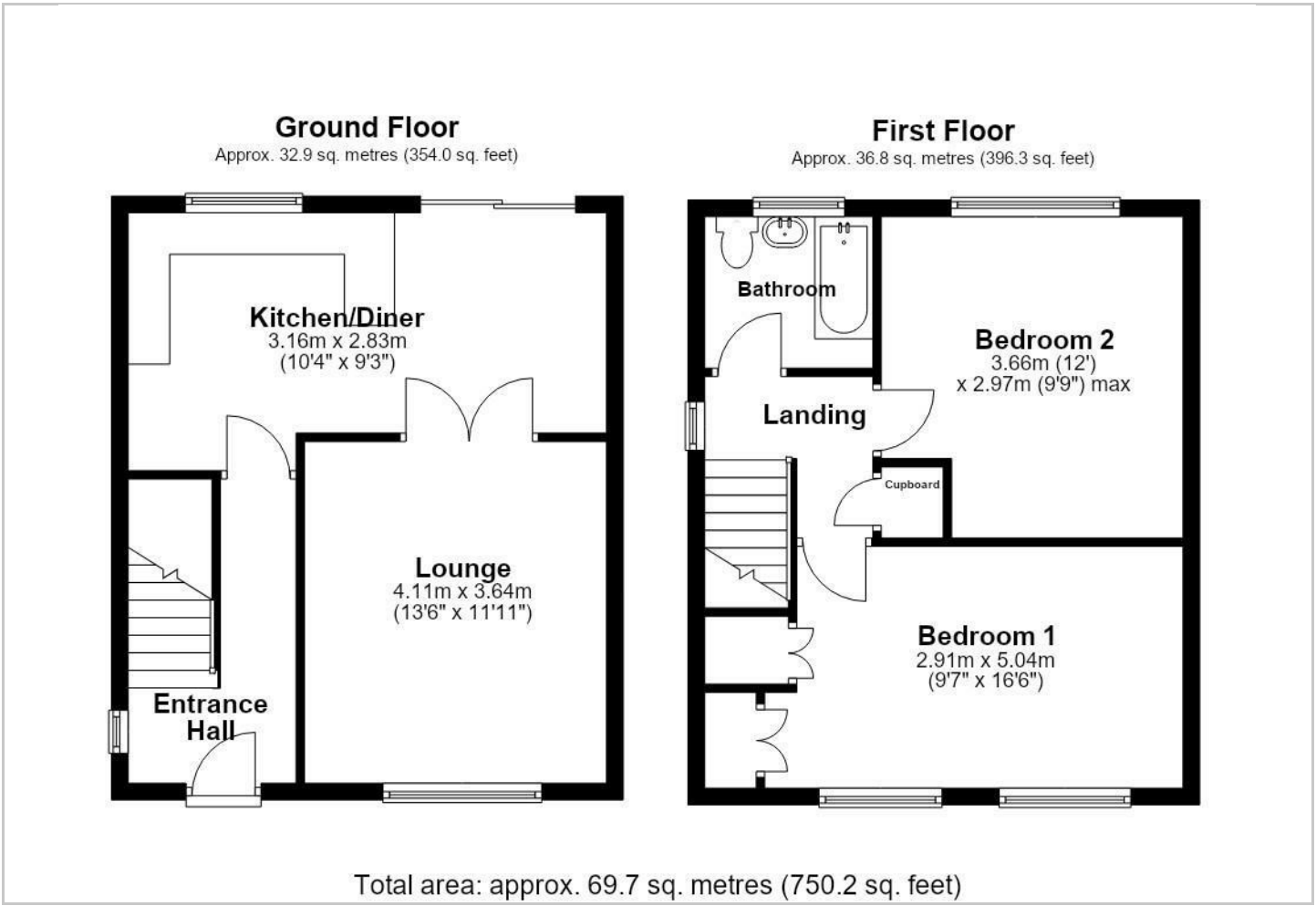
Road Map

Hybrid Map

Terrain Map



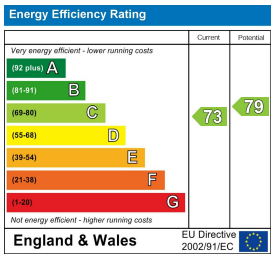
Floor Plan



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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