

Ornella's Estates

PROUDLY INDEPENDENT



39 Millbank

Yeadon, Leeds, LS19 7AY

Offers in the region of £260,000



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INTRODUCTION

PERFECT STARTER HOME OR FOR ANYONE WISHING TO DOWNSIZE WITH GREAT COUNTRY WALKS OVER YEADON BANKS. This stunning modern end-terraced home is perfectly situated in a peaceful cul-de-sac, offering breathtaking views and a welcoming family atmosphere. Step inside to find a stylish and contemporary dining kitchen, ideal for entertaining, along with the convenience of a downstairs WC. The spacious family lounge provides a comfortable retreat, perfect for relaxation. Upstairs, you'll discover three generously sized bedrooms, offering plenty of space for a growing family. Outside, the child-friendly gardens are perfect for play and outdoor living, making this home the ideal choice for modern family life. There is off street parking for two cars with the added bonus of an electric charging point. EARLY VIEWING ESSENTIAL. CALL NOW ON 01943 661506 AND ORNELLA WILL BE HAPPY TO SHOW YOU AROUND. DO NOT MISS OUT.

YEADON

YEADON IS A LOVELY TOWN WITH AN ABUNDANCE OF SHOPS, RESTAURANTS, PUBLIC HOUSES. THERE IS A MORRISONS AND ALDI SUPERMARKET. A WIDE RANGE OF FANTASTIC NURSERIES, INFANT AND PRIMARY SCHOOLS. FOR THOSE OF YOU WHO ENJOY WALKING, THERE ARE SOME GREAT COUNTRY WALKS, INCLUDING YEADON TARN. FOR THOSE TRAVELLING FURTHER AFIELD, THERE IS LEEDS AND BRADFORD AIRPORT.

WHAT OUR VENDORS SAY

"39 Millbank will always be a house very close to our hearts. To us, it's been more than just a house. Our first home together as a young couple moving in with our first partners, a home in which we became a married couple, and a home we became a family. A home we hosted our first BBQ in, where we stayed in the garden all evening to watch the sun set. Our garden has been one of our favourite spaces for hosting friends, enjoying the hot summers with sunshine all day. A home that became our safe haven throughout COVID 19, with many nights spent in the kitchen cooking new recipes and baking. Our house has become a home that has such warmth and very fond memories, our house filled with "firsts". A house that we'll both miss very dearly because of all that. 39 Millbank was never just a house to us, it's been our home. We know that whoever moves in after us will love it as much as we have, and hope that they find as much love and happiness here as we have done."

HOW TO FIND THE PROPERTY

SAT NAV LS19 7AY

ACCOMMODATION

ENTRANCE HALLWAY

As you approach this lovely modern end terrace, you immediately get the feeling of how peaceful it is. Comprising Upvc double glazed door to the front elevation. Encased radiator. Laminate flooring. Stairs to first floor. Door to:

FAMILY LOUNGE

12'3" x 12'1" (3.75 x 3.69)

Offering an abundance of natural light this lovely cosy family lounge comprises Upvc double glazed window to the front elevation. Laminate flooring. Radiator. TV point and understairs storage room.

MODERN FITTED DINING KITCHEN

11'8" x 9'10" (3.56 x 3.02)

Again offering an abundance of natural light and comprising Upvc double glazed windows to the rear elevation overlooking the garden and boasting fantastic views. A wide range of beautifully fitted modern wall and base units with laminate worktops. Integral electric cooker, gas hob and extractor fan over. Points for washing machine, fridge freezer and dishwasher. Part tiled walls. Laminate flooring. Door to:

REAR ENTRANCE HALLWAY

Doors leading to rear garden and downstairs w.c. Laminate flooring

DOWNSTAIRS W.C.

5'4" x 3'4" (1.63 x 1.04)

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

FIRST FLOOR

LANDING AREA

Comprising access to loft and storage cupboard. Doors leading to:

BEDROOM.1.

11'4" fitted wardrobes x 8'9" (3.47 fitted wardrobes x 2.67)

This is a lovely double bedroom comprising Upvc double glazed windows to the rear elevation boasting fantastic views. Single radiator. Fitted wardrobes.

BEDROOM.2.

9'6" x 8'5" (2.91 x 2.58)

Another lovely double bedroom comprising Upvc double glazed windows to the front elevation. Radiator. Fitted wardrobes.

Tel: 01943 661506

BEDROOM.3.

7'4" x 6'6" (2.25 x 2.00)

This is a good size single comprising Upvc double glazed windows to the rear elevation boasting fantastic views. Radiator.

HOUSE BATHROOM

6'2" x 5'2" (1.89 x 1.59)

Comprising Upvc double glazed window to the front elevation. Bath with shower over. Low level w.c. Wash hand basin. Part tiled walls. Shaver socket. Extractor fan.

OUTSIDE

OFF STREET PARKING

There is off street parking for two cars to the rear with the added bonus of electric charging points.

REAR GARDEN

To the rear of the property there is a stunning larger than average south facing enclosed child friendly garden. A paved patio seating area, leading to a lawned area with trees and shrubbery, leading to a further decked seating area and garden shed. GREAT FOR SITTING OUT WITH FAMILY AND FRIENDS DURING THE SUMMER AND ENJOYING THOSE GREAT BARBACUES.

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

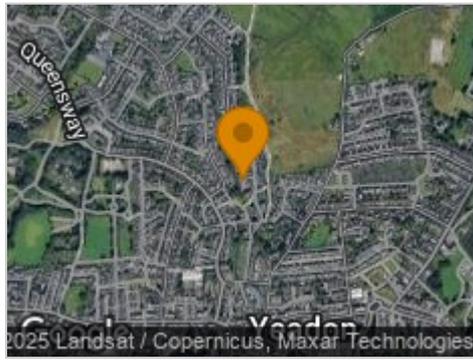
PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.



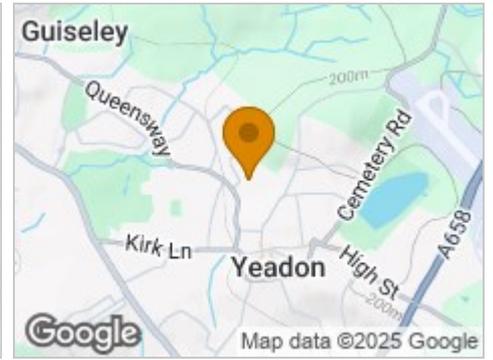
Road Map



Hybrid Map



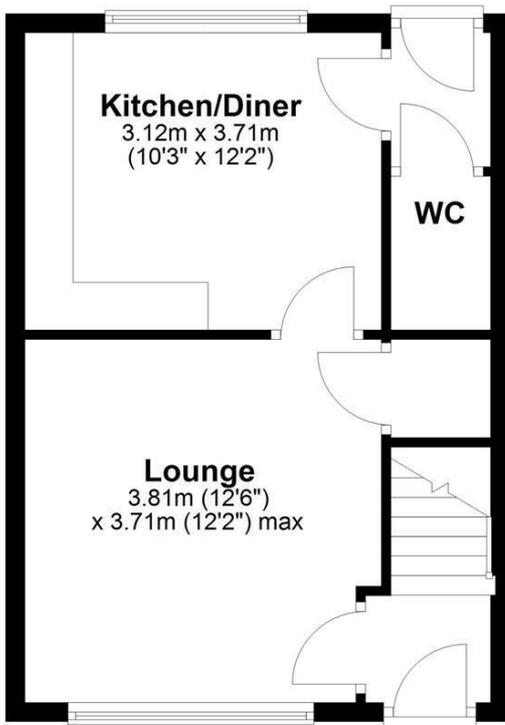
Terrain Map



Floor Plan

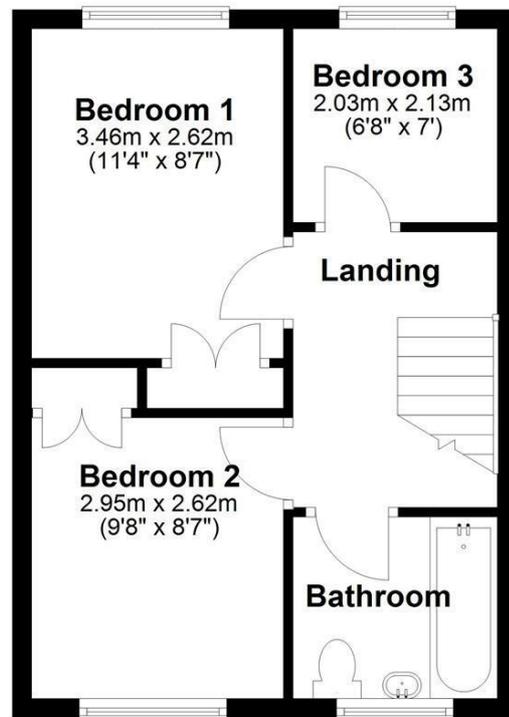
Ground Floor

Approx. 34.1 sq. metres (366.7 sq. feet)



First Floor

Approx. 34.1 sq. metres (366.7 sq. feet)

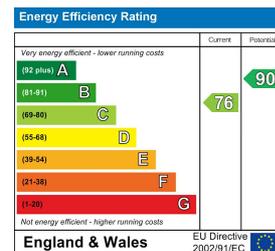


Total area: approx. 68.1 sq. metres (733.4 sq. feet)

Viewing

Please contact our Ornela'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 firm's employment has the authority to make or give any representation or warranty in respect of the property.