

# Ornella's Estates

PROUDLY INDEPENDENT



## Moorfield Court Moorfield Drive

Yeadon, Leeds, LS19 6AJ

Price £165,000





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## INTRODUCTION

Set in a highly sought-after location in Yeadon for the over 55s, this delightful apartment enjoys truly stunning views over Rawdon Billing and offers easy access to Yeadon Town Centre and the ever-popular Yeadon Tarn. The property benefits from an exceptionally long lease of 957 years and is accessed via the main entrance door leading to a well-maintained communal entrance. Internally, the apartment offers a private entrance hall, a bright and spacious lounge/dining room, a modern fitted kitchen, two well-proportioned bedrooms and a house bathroom. Outside, residents can enjoy beautifully kept communal gardens and convenient parking, providing the perfect setting to relax, socialise and make new friends. There is also the added bonus of a garage with this property. A fabulous opportunity in a prime location — early viewing is highly recommended.

## LOCATION

Yeadon is a highly sought-after and thriving community, offering an excellent range of nurseries, well-regarded primary schools and a respected secondary school, making it ideal for families of all ages. The town centre provides a fantastic selection of independent shops, supermarkets, cafés and restaurants, while beautiful green spaces and local parks are all close by. The ever-popular Yeadon Tarn offers scenic walks, sailing and leisure facilities, perfect for outdoor enthusiasts, and Leeds Bradford Airport is conveniently nearby, providing excellent national and international travel links. Conveniently situated for all bus routes to Leeds, Bradford and Harrogate. Combining strong local amenities with a friendly village feel, Yeadon remains one of the area's most desirable places to call home.

## HOW TO FIND THE PROPERTY

LS19 6AJ

## APPROACH

As you approach the first thing you notice are the well maintained communal gardens and the close proximity of Rawdon Billing. Great for those who enjoy leisurely walks.

## COMMUNAL ENTRANCE HALL

Access is via the main entrance door. Stairs leading to the apartment.

## PRIVATE ENTRANCE HALLWAY

Immediately as you enter this lovely apartment, you get the feeling of how spacious it is. Comprising composite entrance door, Access to loft. Storage cupboard and storage room. Doors leading to:

## FAMILY LOUNGE/DINER

15'5" x 12'10" (4.72 x 3.93)

Offering an abundance of natural light this spacious lounge/dining room comprises Upvc double glazed windows to the rear elevation boasting fantastic views over Rawdon Billing. Upvc double glazed window to the side elevation. Double radiator. TV point. Electric feature fire with marble back and base.

## MODERN FITTED KITCHEN

12'0" x 7'0" (3.68 x 2.14)

A lovely kitchen comprising a wide range of wall and base units with laminate worktops over. Integral electric cooker and hob with extractor fan over. Integral fridge freezer and dishwasher. Breakfast bar. Upvc double glazed window to the front elevation. Stainless steel sink. Double radiator. Utility room housing washing machine, dryer and further storage.

## BEDROOM.1.

9'4" x 8'7" (2.85 x 2.62)

Comprising Upvc double glazed windows to the side elevation boasting fantastic views. Single radiator. Built in wardrobe.

Tel: 01943 661506

## BEDROOM.2.

9'4" x 6'0" (2.86 x 1.83)

Comprising Upvc double glazed windows to the side elevation boasting lovely views. Single radiator.

## HOUSE BATHROOM

5'6" x 5'4" (1.68 x 1.65)

A lovely house bathroom comprising Upvc double glazed windows to the rear elevation. Bath with thermostatic shower over. Low level w.c. Wash hand basin. Fully tiled walls and floors. Radiator.

## OUTSIDE

### COMMUNAL GARDENS AND PARKING

To the outside, residents can enjoy beautifully kept communal gardens and convenient parking, providing the perfect setting to relax, socialise and make new friends. A fabulous opportunity in a prime location

### 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.

## LEASE DETAILS

Please note that there are 957 years left on the lease. The current service charge is £140 per calendar month. This includes ground rent.

## GARAGE

There is the added bonus of a garage with this apartment.



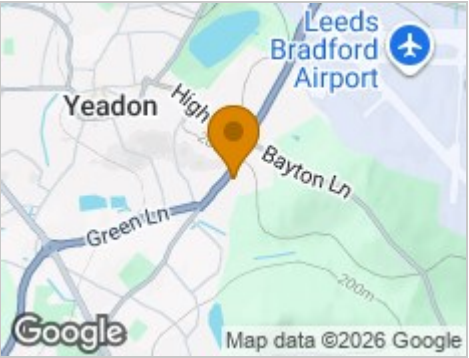
Road Map



Hybrid Map



Terrain Map



Floor Plan



Floor Plan  
Floor area 59.5 sq.m. (640 sq.ft.)

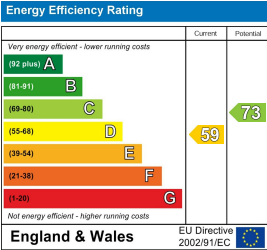
Total floor area: 59.5 sq.m. (640 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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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