

Ornella's Estates

PROUDLY INDEPENDENT



15 Cemetery Road

Yeadon, Leeds, LS19 7UR

Price £600,000



15 Cemetery Road

Yeadon, Leeds, LS19 7UR

Price £600,000



INTRODUCTION

A Truly Exceptional Detached Bungalow with Stunning Views Over Yeadon Tarn

Nestled in an enviable position overlooking the picturesque Yeadon Tarn, this immaculate detached bungalow offers an unparalleled blend of elegance, space, and tranquility. Rarely does a home of this caliber come to market—when people buy here, they stay.

From the moment you arrive, the charm of this beautifully presented home is undeniable. A grand entrance through electric wrought iron sliding gates leads to a spacious double driveway, setting the tone for the luxury within.

Step inside, and you'll be greeted by a bright and airy hallway, enhanced by solid oak flooring, leading to a thoughtfully designed interior that perfectly balances warmth and sophistication. The large family lounge exudes comfort, while the spacious dining room is ideal for entertaining. A stunning conservatory invites you to sit back and take in the breathtaking views, bringing the beauty of the outdoors in.

The bespoke fitted kitchen is a true showstopper, boasting solid oak wall and base units, premium appliances, and ample space for culinary creativity. The bungalow features two generous double bedrooms on the ground floor, including a luxurious master suite with an ensuite shower room, plus a stylish house bathroom.

Upstairs, a fabulous additional double bedroom awaits, complete with its own ensuite shower room, offering a peaceful retreat with stunning views.

The magic continues outside, where exquisite landscaped gardens wrap around the home, providing an English country garden paradise. With multiple stylish patio seating areas thoughtfully positioned to capture the sun and the spectacular tarn views, this outdoor haven is perfect for relaxing or entertaining.

As if that wasn't enough, this property also benefits from a separate annex, a charming summerhouse, and a versatile garden outhouse, adding even more flexibility to this incredible home.

Located within walking distance of all local amenities, including shops, cafés, restaurants, and Morrisons Supermarket, this is a rare opportunity to own a truly special home in one of Yeadon's most sought-after locations.

Early viewing is essential—homes like this do not stay on the market for long!

WHAT OUR VENDORS SAY

My time living at Rustic Mount has been amazing. Waking up every morning to see the view of the tarn has been like being on holiday. Plus the icing on the cake has been having an opening in the wall opposite so I could enjoy walking round every morning.

For me the nearby facilities in Yeadon have been really good, again accessible by walking or driving. The only reason I am selling is because I live alone and having required surgery on my knees the property plus the garden is now too big as I enter my twilight years. My plan was always to stay but unfortunately with my health deteriorating I need somewhere smaller.

Rustic Mount is a jewel in the crown and I'm sure whoever buys it will enjoy it just as much as I have.

I will be so sad to leave as this is as it is a forever home but for me I know the time is right.

Enjoy

LOCATION

Yeadon is a charming and highly sought-after town that perfectly blends the tranquility of nature with the convenience of modern amenities. Known for its stunning Yeadon Tarn, a picturesque lake offering scenic walking trails, sailing, and a peaceful escape from everyday life, the area is a haven for nature lovers. Despite its serene setting, Yeadon boasts a thriving community, with an array of independent shops, cafés, restaurants, and essential amenities, including Morrisons Supermarket.

Families are well catered for with excellent local schools, including Queensway Primary School, Rufford Park Primary School, Rawdon St. Peter's C of E Primary School, Benton Park School, and Guiseley School. For those who travel frequently, Leeds Bradford Airport is just minutes away, offering both domestic and international flights.

With outstanding transport links providing easy access to Leeds, Bradford, and surrounding areas, as well as a rich history and welcoming atmosphere, Yeadon continues to be one of the most desirable places to live. Homes here are in high demand—don't miss the opportunity to be part of this fantastic community!

HOW TO FIND THE PROPERTY

SAT NAV LS19 7UR

APPROACH

Few properties have the ability to stir emotion even before you have walked through the threshold, but this stunning stone built detached bungalow does exactly that. Offering great kerb appeal, anyone who purchases this much loved home will certainly cherish the new memories they make.

ENTRANCE HALLWAY

Be prepared to be amazed. As you enter this much loved home, you immediately get the feeling of space. Comprising glass panelled door to the front elevation. Original coving to ceiling. Single radiator. Solid oak flooring. Doors leading to:

FAMILY LOUNGE

15'2" x 14'2" chimney breast (4.63 x 4.33 chimney breast)

Offering an abundance of natural light throughout with stunning views over Yeadon Tarn, this beautiful room spacious family lounge as many lovely features. Comprising Upvc double glazed windows to the front elevation. Feature window to the side elevation. Gas fire with marble back and base. Original coving to ceiling. Solid oak flooring. Double radiator. TV point. Double French doors leading to:

CONSERVATORY

10'10" x 10'6" (3.31 x 3.21)

Great for relaxing again with stunning views over Yeadon Tarn and comprising Upvc double glazed windows and French doors leading into the rear garden. Tiled flooring. Double radiator.

FAMILY DINING ROOM

14'10" into recess x 15'0" (4.54 into recess x 4.59)

Great for entertaining family and friends. For those of you who have large family gatherings and like to get together on a regular basis, this large family dining room is perfect. Again offering an abundance of natural light and comprising Upvc double glazed windows to the front elevation with views over Yeadon Tarn, Two Upvc double glazed feature windows to the side elevations. TV point. Gas burning stove with sandstone mantelpiece and surround. Original coving to ceiling. Solid oak wood flooring.

BESPOKE FITTED KITCHEN SOLID OAK

20'7" x 6'11" (6.29 x 2.11)

For those of you who love to cook this is just the ticket. Comprising composite entrance door leading to the rear elevation. Upvc double glazed windows to the rear elevation. Feature window to the rear elevation. A wide range of beautifully fitted solid oak wall and base units with granite worktops. Integral dishwasher, integral fridge freezer. Integral electric cooker with gas hob and stainless steel extractor fan over. Porcelain sink one and a half bowl single drainer. Belfast sink. Baxi boiler. TV point. Double radiator. Upvc double glazed glass door leading to:

INNER HALLWAY

With stairs leading to first floor double bedroom, storage cupboard, door leading to:

FOUR PIECE HOUSE BATHROOM

7'11" x 7'0" (2.43 x 2.15)

A lovely spacious bathroom comprising panelled bath, separate shower cubicle, low level w.c. wash hand basin. Fully tiled walls and floor. Extractor fan. Radiator. Upvc double glazed window to the front elevation.

BEDROOM.2.

10'3" x 9'1" fitted wardrobes (3.14 x 2.79 fitted wardrobes)

This is a lovely double bedroom comprising Upvc double glazed windows to the rear elevation. Coving to ceiling. Fitted wardrobes. Opening to:

ENSUITE SHOWER ROOM

Comprising shower cubicle, vanity unit with built in wash hand basin. Part tiled walls. Tiled flooring. Extractor fan.

Tel: 01943 661506

BEDROOM.3.

9'2" x 7'8" (2.80 x 2.35)

Another great sized bedroom comprising Upvc double glazed window to the side elevation. Single radiator. Coving to ceiling.

FIRST FLOOR

BEDROOM.1.

20'8" max x 19'2" max (6.31 max x 5.85 max)

Wow. Boasting breath taking views through the velux windows over Yeadon Tarn and offering an abundance of natural light, this stunning double bedroom has a wide range of fitted wardrobes. Three radiators. Beams. Door leading to:

ENSUITE SHOWER ROOM

7'3" x 5'7" into recess (2.21 x 1.71 into recess)

Comprising shower cubicle, wash hand basin, low level w.c. Part tiled walls, tiled flooring. Radiator. Velux window.

OUTSIDE

SEPARATE ANNEX

17'5" x 15'1" (5.32 x 4.60)

Great for when the unexpected guests arrive and there is no more room in the house, or even when you have a grown teenager who likes to spend time on their own, then this is the perfect space. Separate from the main house, but still close enough to keep an eye on them, they will love this room. Comprising Upvc double glazed windows to the rear elevation. Wall and base units with laminate worktops. Sink. Upvc double glazed window to the side elevation. Door leading to w.c.

THE GARDENS SURROUNDING THIS LOVELY HOME

The magic continues outside, where exquisite landscaped gardens wrap around the home, providing an English country garden paradise. With multiple stylish patio seating areas thoughtfully positioned to capture the sun and the spectacular tarn views, this outdoor haven is perfect for relaxing or entertaining.

As if that wasn't enough, this property also benefits from a charming summerhouse, and a versatile garden outhouse, adding even more flexibility to this incredible home.

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

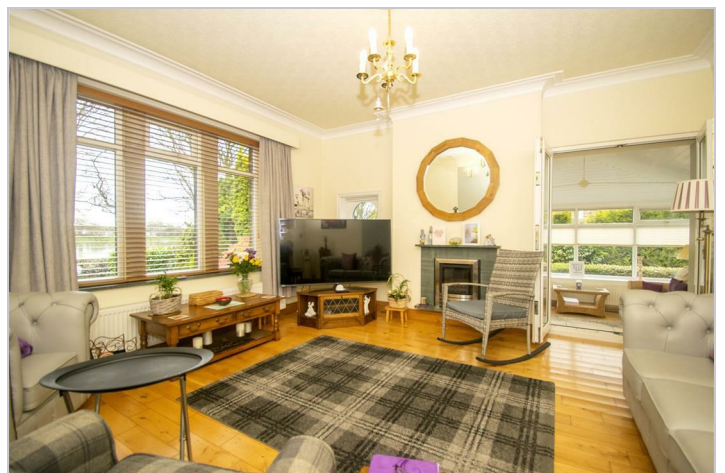
ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

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 ASHLEY KAY OF PROPERTY FLASH.



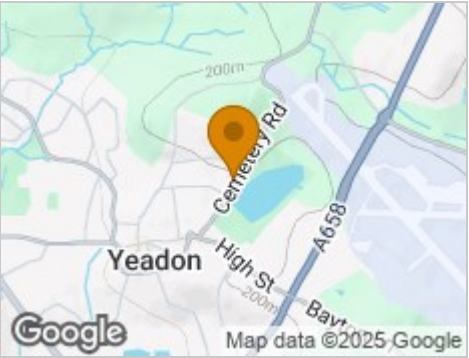
Road Map



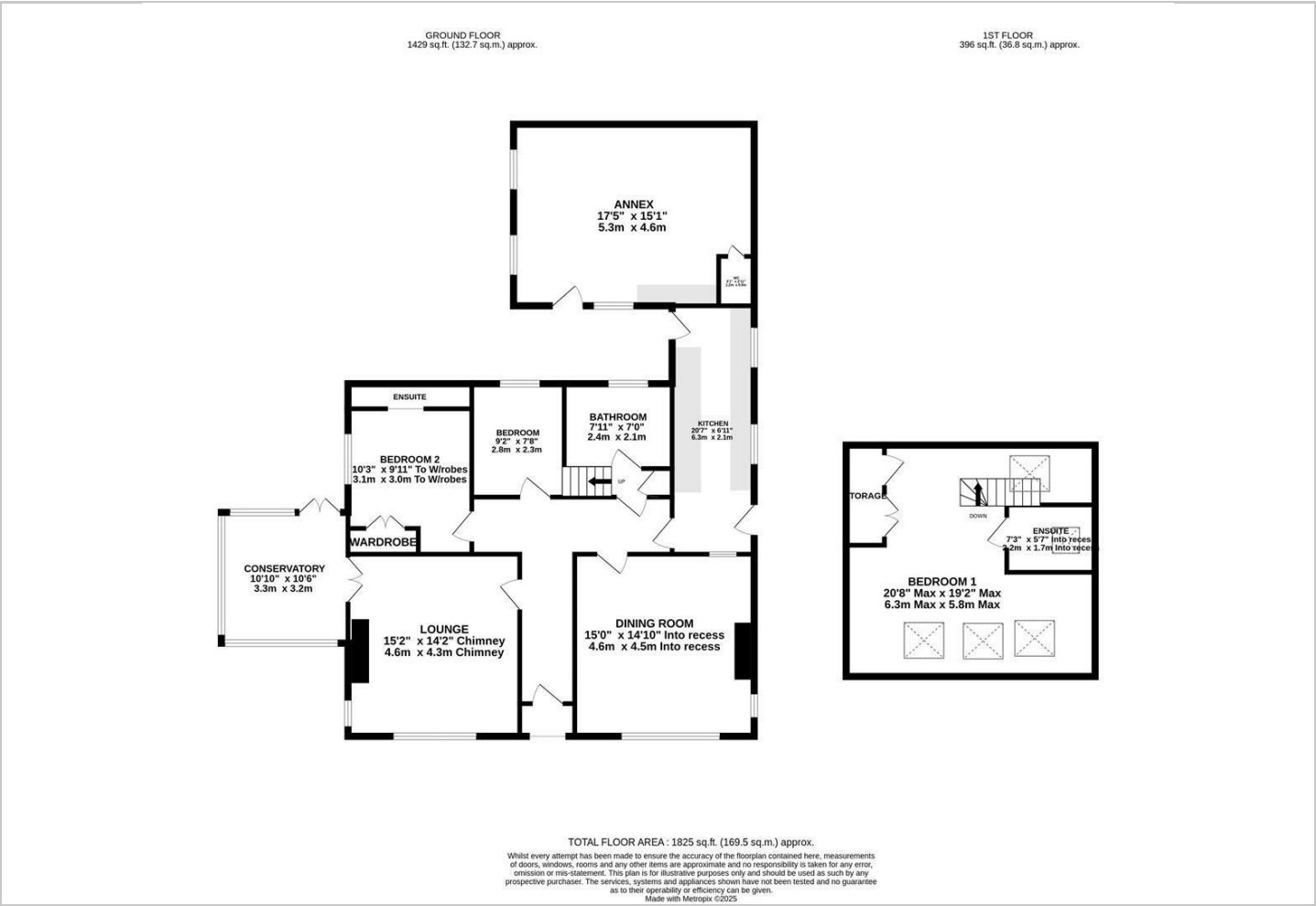
Hybrid Map



Terrain Map



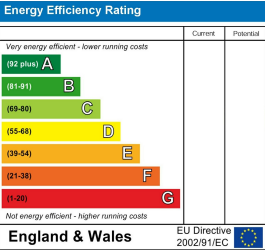
Floor Plan



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.