

# Ornella's Estates

PROUDLY INDEPENDENT



## Apartment 2 Harper Lane

Yeadon, Leeds, LS19 7RR

Price £169,950



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## INTRODUCTION

Exclusive Over-40s Luxury Living at Brooklands House, Yeadon  
Welcome to Brooklands House, a breathtaking new development of eight stunning, high-specification apartments, designed to offer the perfect blend of luxury, comfort, and community. Situated just a short stroll from Yeadon Town Centre, this exceptional collection of over-40s apartments promises a lifestyle of ease, elegance, and convenience.

Each spacious and beautifully designed home comes with allocated parking, complete with electric charging points, ensuring modern, future-proofed living. Residents will enjoy manicured communal gardens and a delightful summer house, offering the perfect space to relax or socialise with neighbours. Whether you embrace the community spirit or prefer your own private retreat, Brooklands House is designed for both.

The development offers secure and stylish living, with a communal entrance featuring a video intercom system, allowing residents to see visitors before granting access. A lift provides easy access to all floors, making these apartments ideal for comfortable, long-term living. Each home is fitted with solid oak doors and opens into a spacious private hallway, leading to a state-of-the-art full electric wet heating system that is both energy-efficient and easy to maintain.

The shower rooms are beautifully designed, fully tiled and featuring luxurious rainfall and handheld showers, stylish vanity units, LED touch-light mirrors, and modern extractor fans. The large double bedrooms are fitted with TV points and soft ambient LED lighting, creating a cosy yet sophisticated atmosphere.

At the heart of each apartment is a stunning open-plan living space, where a spacious lounge/diner flows seamlessly into a designer kitchen. These kitchens have been fitted with high-end integrated appliances, including Miele cookers and hobs, ensuring both style and practicality.

With excellent transport links, including nearby bus routes, and Morrisons and local amenities just a stone's throw away, everything you need is right on your doorstep. This exclusive collection of apartments offers a rare opportunity to secure a truly special home in a highly sought-after location. Each apartment is unique, meticulously crafted with the finest attention to detail, and built for effortless modern living.

These homes are truly exceptional, and early viewing is highly recommended. Contact me today to arrange your private viewing!

## WHAT OUR VENDORS SAY

Brooklyn's house started off as a project and was a derelict nursing home, having purchased the property, plans were drawn up and submitted to the council for the erection of eight one bed flats for the over 40's, The Planning was fraught with problems after local residence complaining, even though the derelict nursing home was as an eyesore full of graffiti with broken windows, and with the build of the flats, this would just improve the street for local residents and the area, once Planning was gained, that's when we could turn the vision into reality, creating eight large luxury one bed apartments in a location that has all the local

amenities, including shops supermarkets restaurants cafes doctors and public transport right on its doorstep, with Yeadon Tarn and local parks all within a stroll it's the perfect place, the apartments have been built to the highest standard with CCTV covering the external and communal areas, touch less entry system 8 person lift servicing all floors, high quality appliances, luxury bathrooms, communal garden with seating and a fantastic garden room for residents to enjoy, allocated parking spaces with EV charging points, visitor Parking spaces, with the idea of creating its very own community within the community

## ABOUT YEADON

Yeadon is a wonderful place to call home, offering a perfect blend of community spirit, convenience, and natural beauty. At its heart lies Yeadon Tarn, a peaceful spot where families, dog walkers, and joggers can enjoy the fresh air and scenic views all year round. The town boasts excellent local amenities, including well-regarded schools such as Benton Park and Yeadon Westfield Junior School, making it an ideal choice for families. For everyday essentials and more, residents have access to supermarkets like Morrisons and Aldi, along with a variety of independent shops. The high street is lined with charming cafés and restaurants, from cosy coffee spots to lively eateries catering to all tastes. Healthcare is well-covered with local doctors' surgeries and nearby medical centres. Transport links are another advantage—regular bus services connect Yeadon to Leeds, Bradford, and beyond, while Leeds Bradford Airport is just minutes away for those who love to travel. With its friendly atmosphere, excellent amenities, and easy connectivity, Yeadon truly offers the best of both worlds—a welcoming community with everything you need right on your doorstep.

## HOW TO FIND THE PROPERTY

SAT NAV LS19 7RR

## APPROACH

As you approach this beautiful building you immediately see the kerb appeal it offers. Brand New with stunning communal gardens and seating areas, visitors parking spaces and private allocated parking spaces with the added bonus of electric plug in for each parking spot.

## ACCOMMODATION

### COMMUNAL ENTRANCE HALLWAY

Access to the communal area is via the security intercom. A lovely light and airy entrance with store rooms, security store room and a further storage cupboard which holds each electric meter numbered for each apartment. Stairs and lifts to the first and second floor.

### PRIVATE ENTRANCE HALLWAY

Access to this beautiful apartment via a solid oak door and comprising high spec security camera and intercom, double radiator, LED spot lights, fire alarm and storage room housing the wet system high tech electrical boiler. Doors leading to:

### LUXURY HOUSE SHOWER ROOM

7'9" x 7'2" (2.37 x 2.20)

No expense spared. Luxury is the the only way to describe this stunning shower room. Comprising wall to ceiling tiles, floor tiles, double walk in shower cubicle with hand held shower and a rain shower, low level w.c. vanity unit with built in wash hand basin, radiator, extractor fan, LED lighting and a mirror that light up when you touch it underneath.

Tel: 01943 661506

## DOUBLE MASTER BEDROOM

15'0" x 11'8" (4.59 x 3.56)

Offering an abundance of natural light and comprising Upvc double glazed high spec windows to the side elevation. Double radiator. LED lighting TV point.

## OPEN PLAN LOUNGE/DINER/BESPOKE KITCHEN

20'0" x 15'9" (6.11 x 4.82)

Again offering an abundance of natural light and beauty, with no expense spared, they have thought of everything to make life easy. The kitchen area has been designed to a high specification and comprises a wide range of beautifully fitted modern wall and base units with underlighting and quartz worktops. Integral Miele electric oven and induction hob with extractor fan over. Contemporary sinks compliment and match the kitchen one and a half bowl single drainer. Integral dishwasher and fridge freezer. Point for washing machine. LED lighting. Wood flooring.

The lounge and dining area offer an abundance of natural light throughout with high spec Upvc double glazed windows to the rear and side elevations, French doors leading to the side elevation. High quality carpets. TV point. LED spotlights. Two radiators. Great for entertaining family and friends.

## OUTSIDE

### ALLOCATED PARKING

Each apartment has it's own allocated parking area with electric charging points.

### COMMUNAL GARDENS

Residents will enjoy manicured communal gardens and a delightful summer house, offering the perfect space to relax or socialise with neighbours. Whether you embrace the community spirit or prefer your own private retreat, Brooklands House is designed for both.

### LEASEHOLD DETAILS

This is a brand new building and the term of the lease is 250 years. The service charge and ground rent combined is £250.00 pcm and this covers communal area cleaning, window cleaning, gardening, maintenance of the summer house and building insurance. Regarding the lease itself this can be obtained via the vendors solicitors. Management Company Parkour Properties Ltd.

## 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



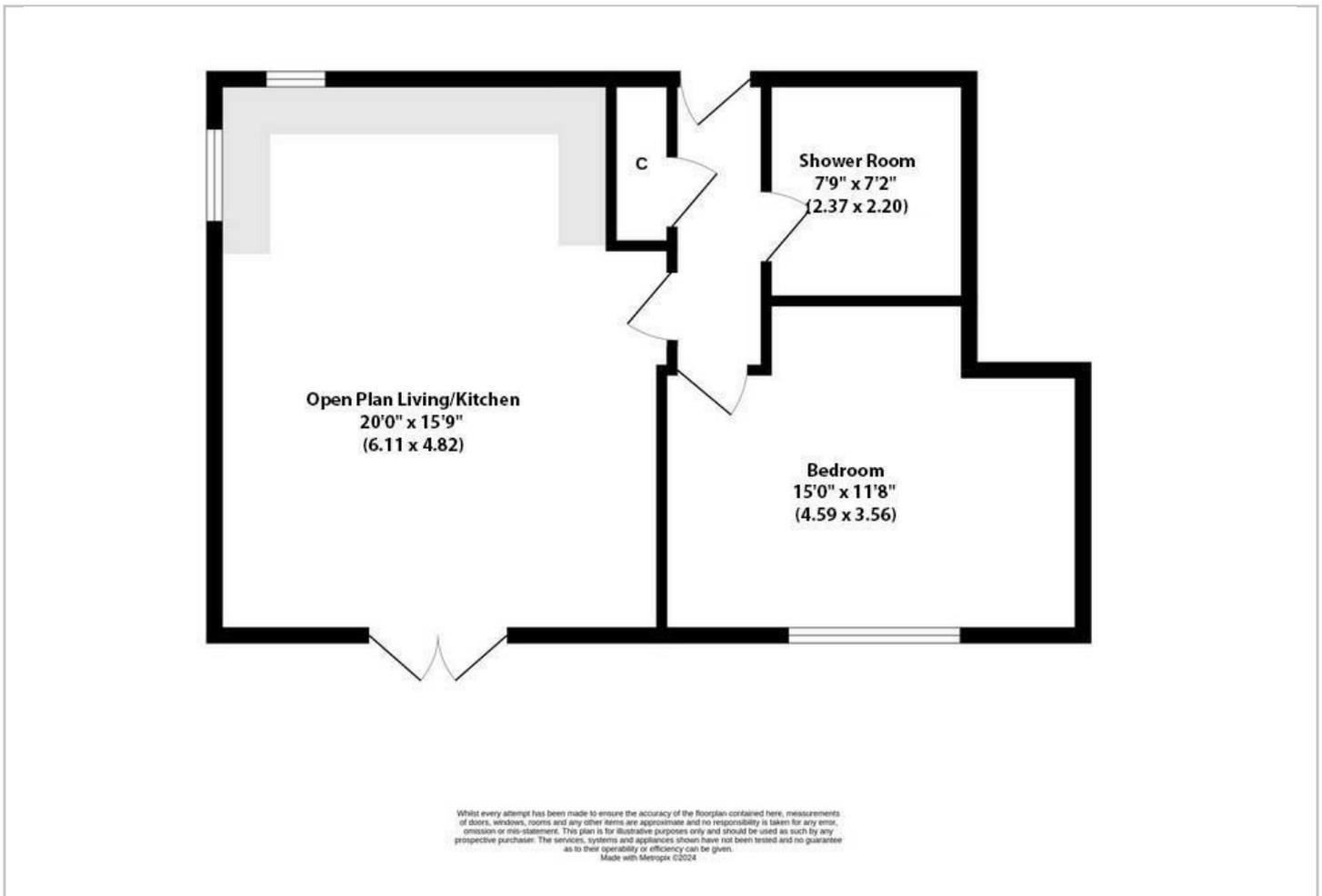
## Hybrid Map



## Terrain Map



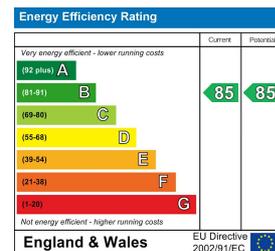
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.