

Ornella's Estates

PROUDLY INDEPENDENT



25 Moorlands Avenue

Yeadon, Leeds, LS19 6AD

Price £339,950



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INTRODUCTION

A Dream Family Home with Breathtaking Countryside Views!

Nestled in a highly sought-after location, this exceptional home offers the perfect blend of modern comfort and idyllic surroundings. With stunning open field views to the rear, beautifully maintained south-facing gardens, and a prestigious golf course on the doorstep, this home is a rare gem waiting to be discovered.

As you step inside, you are welcomed by a light-filled and airy hallway, setting the tone for the elegance and warmth this property exudes. The spacious family lounge is perfect for relaxing, while the stunning open-plan dining kitchen is designed for both everyday living and entertaining. With seamless access to the south-facing garden, you can enjoy al fresco dining, and vibrant summer gatherings in this beautifully landscaped oasis.

Upstairs, you will find three well-appointed bedrooms, each offering a serene retreat, and a modern house bathroom designed with style and functionality in mind.

Outside, the property continues to impress. To the front, the driveway provides ample off-street parking. To the rear, the generously sized, enclosed south-facing garden is simply spectacular! With a decked patio seating area, a pebbled section, a manicured lawn, and an additional patio with sleepers, flowers, and lush shrubbery, this garden is a true haven for relaxation and entertaining. There's even a charming outhouse, perfect for extra storage or a creative workspace. Ideally located within easy reach of top-rated schools, excellent transport links, local amenities, and Leeds Bradford Airport, this home is perfect for families, professionals, and those who love the outdoors.

Ready to move into with nothing to do – simply unpack and enjoy!

Properties like this don't come along often—book your viewing today and make this dream home yours!

WHAT OUR VENDORS SAY

This house has been an absolute pleasure to own for the past 7 years, it's solid/reliable and most importantly I have felt safe here. The location is perfect for access to the city and the country, plus within short walking distance, Yeadon Tarn, the High Street and first class entertainment at the beautiful Town Hall. The street is quiet and home to considerate neighbours. The kitchen/diner has been a great space

to entertain and with the patio doors open the garden becomes an extra room when the weather allows. I just love this garden and the views it brings, I never tire of it no matter what the season. I will miss you...25 Moorlands Avenue x

YEADON

Yeadon is a charming and well-connected town in West Yorkshire, offering the perfect blend of convenience and countryside appeal. With its rich history, friendly community, and excellent local amenities, Yeadon is a sought-after place to live. The picturesque Yeadon Tarn provides a scenic spot for walking, sailing, and enjoying nature, while the bustling high street boasts a variety of independent shops, cafés, and essential services. Excellent transport links, including easy access to Leeds Bradford Airport, make it ideal for commuters and travelers alike. With a range of quality schools and a welcoming atmosphere, Yeadon is a fantastic location for families, professionals, and retirees looking for a vibrant yet peaceful place to call home.

HOW TO FIND THE PROPERTY

SAT NAV LS19 6AD

APPROACH

Set in a lovely cul-de-sac position this property offers a great deal. Comprising:

ACCOMMODATION

ENTRANCE HALLWAY

Composite entrance door to the front elevation. Stairs to first floor. Radiator. Doors to:

FAMILY LOUNGE

18'4" x 10'3" (5.59 x 3.14)

Offering an abundance of natural light this spacious family lounge comprises Upvc double glazed windows to the front and rear elevations overlooking the garden and views. Two radiators. TV point.

MODERN OPEN PLAN FAMILY DINING KITCHEN

17'5" x 12'7" (5.33 x 3.86)

Great for entertaining family and friends. This beautiful modern fitted kitchen offers an abundance of natural light and leads into a stunning south facing enclosed garden which has beautiful views over open fields. With Parquet flooring, Upvc double glazed windows and French Doors leading into the garden. A wide range of high quality fitted wall and base units with contemporary worksurfaces over. Points for washing machine, fridge freezer. Integral electric cooker with gas hob and extractor fan over. Part tiled walls. Stainless steel sink one and a half bowl single drainer. Tiled flooring in kitchen area.

FIRST FLOOR

Tel: 01943 661506

LANDING AREA

Again offering an abundance of natural light comprising Upvc double glazed window to the rear elevation boasting fantastic views. Fitted cupboard. Doors leading to:

BEDROOM.1.

9'4" x 8'6" (2.87 x 2.61)

Comprising Upvc double glazed windows to the rear elevation overlooking the garden and boasting fantastic views. Single radiator. Walk in wardrobe.

BEDROOM.2.

10'4" x 9'1" (3.15 x 2.79)

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

BEDROOM.3.

7'4" x 7'8" (2.25 x 2.35)

This is a great third bedroom. Comprising Upvc double glazed windows to the rear elevation overlooking the garden and open fields. Radiator.

HOUSE BATHROOM

8'2" x 6'3" (2.49 x 1.91)

A lovely bathroom great for relaxing after a hard days work. Comprising Upvc double glazed window to the rear elevation. Bath with thermostatic shower over. Wash hand basin. Low level w.c. Part tiled walls. Tiled flooring. Heated towel rail. Radiator.

OUTSIDE

FRONT AND DRIVEWAY

To the front of the property there is a great driveway providing ample off street parking.

REAR GARDEN

To the rear, the generously sized, enclosed south-facing garden is simply spectacular! With a decked patio seating area, a pebbled section, a manicured lawn, and an additional patio with sleepers, flowers, and lush shrubbery, this garden is a true haven for relaxation and entertaining. There's even a charming outhouse, perfect for extra storage or a creative workspace.

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.



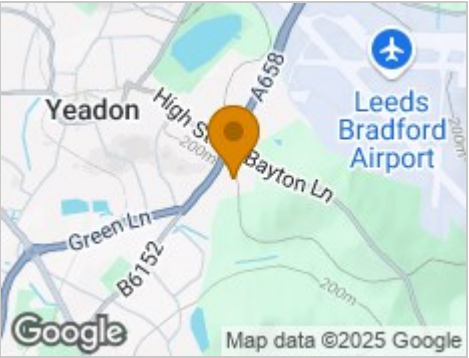
Road Map



Hybrid Map



Terrain Map



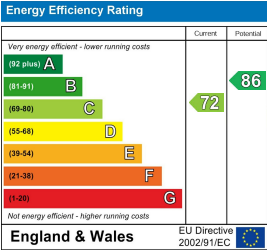
Floor Plan



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.