

Ornella's Estates

PROUDLY INDEPENDENT



4 West Lea Grove

Yeadon, Leeds, LS19 7EF

Price £260,000



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INTRODUCTION

Charming Three-Bedroom Semi-Detached Home – Chain Free!

Nestled in a sought-after location, this delightful three-bedroom semi-detached home is perfect for first-time buyers or those looking to downsize. With a chain-free position and within easy walking distance of Westfield Infant School and St Peter and Paul's School, it offers both convenience and a wonderful setting for family life.

The property boasts spacious and beautifully presented living areas, including a welcoming entrance hall, a bright and airy family lounge, and a separate dining room, ideal for entertaining. The modern fitted kitchen provides a stylish and functional space, complemented by a versatile rear porch/utility room.

Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom, offering comfort and practicality.

Outside, the home enjoys well-maintained gardens to the front and rear, perfect for children to play or for summer gatherings. A private driveway and garage complete this fantastic home, providing ample parking and storage.

With its excellent location, spacious layout, and move-in-ready appeal, this is a home not to be missed! Contact us today to arrange a viewing.

WHAT OUR VENDORS SAY

LOCATION

West Lea Grove – A Welcoming Family Community

Tucked away in a peaceful and friendly neighbourhood, West Lea Grove is a sought-after location ideal for families, first-time buyers, and downsizers alike. With a strong sense of community, this charming cul-de-sac offers a safe and welcoming environment where neighbours look out for one another. The area is well-served by highly regarded schools, including Westfield Infant School and St Peter and Paul's, making it a fantastic choice for families. With green spaces, parks, and local amenities just a stone's throw away, West Lea Grove provides the perfect balance of tranquillity and convenience.

Discover the Charm of Yeadon

Nestled between Leeds, Guiseley, and Otley, Yeadon is a thriving

town that perfectly blends modern convenience with traditional charm. Boasting a bustling high street, a variety of independent shops, cafés, and restaurants, and excellent transport links, Yeadon is an ideal place to call home. The beautiful Yeadon Tarn offers a picturesque setting for walks, sailing, and family outings, while nearby open countryside provides endless opportunities for outdoor enthusiasts. With a strong sense of community, fantastic schools, and great commuter links, Yeadon continues to be a highly desirable place to live.

HOW TO FIND THE PROPERTY

SAT NAV LS19 7EF

ACCOMMODATION

APPROACH

As you approach this much loved family home, you will be surprised how spacious it is inside. Comprising:

ENTRANCE HALLWAY

Upvc double glazed door to the front elevation. Double radiator. Stairs to first floor. Double doors to:

FAMILY LOUNGE

13'6" x 12'8" (4.13 x 3.88)

Comprising Upvc double glazed window to the front elevation.. Gas feature fireplace with marble back and base and mantelpiece. Coving to ceiling. TV point. Leading to:

FAMILY DINING ROOM

10'5" x 8'3" (3.18 x 2.52)

Great for entertaining family and friends. Comprising Upvc double glazed window to the rear elevation overlooking the garden. Laminate flooring. Radiator.

MODERN FITTED KITCHEN

10'4" x 7'3" (3.15 x 2.22)

Offering a wide range of modern fitted wall and base units with laminate worksurfaces over. Integral electric cooker, gas hob. Astrite style sink one and a half bowl single draine. Integral fridge Upvc double glazed window to the side elevation. Upvc double glazed door and window to the rear elevation overlooking the garden. Door to:

REAR PORCH/UTILITY ROOM

Comprising Upvc double glazed door and windows to the rear elevation overlooking the garden. Tiled flooring. Points for washing machine and dryer.

FIRST FLOOR

Tel: 01943 661506

LANDING AREA

Comprising Upvc double glazed window to the side elevation. Access to loft. Doors to:

BEDROOM.1.

13'6" x 8'8" into recess (4.12 x 2.65 into recess)

Briefly comprising Upvc double glazed windows to the front elevation. Single radiator. Fitted wardrobe. TV and Telephone point.

BEDROOM.2.

9'3" x 9'6" (2.82 x 2.90)

Comprising Upvc double glazed window to the rear elevation overlooking the garden. Radiator. Store cupboard.

BEDROOM.3.

10'7" x 6'8" (3.24 x 2.05)

Comprising Upvc double glazed window to the front elevation. Fitted cupboard. Radiator.

HOUSE BATHROOM

6'1" x 6'2" (1.87 x 1.88)

Comprising Upvc double glazed window to the rear elevation. Bath with thermostatic shower over. Low level w.c. Wash hand basin. Part tiled walls. Tiled flooring. Extractor fan. Radiator.

OUTSIDE

DRIVEWAY AND GARAGE

To the front of the property there is a driveway providing off street parking leading to a detached garage.

FRONT GARDEN

The front garden is mainly laid to lawn with trees and shrubbery.

BEAUTIFUL REAR GARDEN

To the rear of the property there is a lovely well maintained garden with a patio seating area, leading to a mainly laid to lawn area with flowers trees and shrubbery. The garden is perfect for those summer barbecues with family and friends.

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



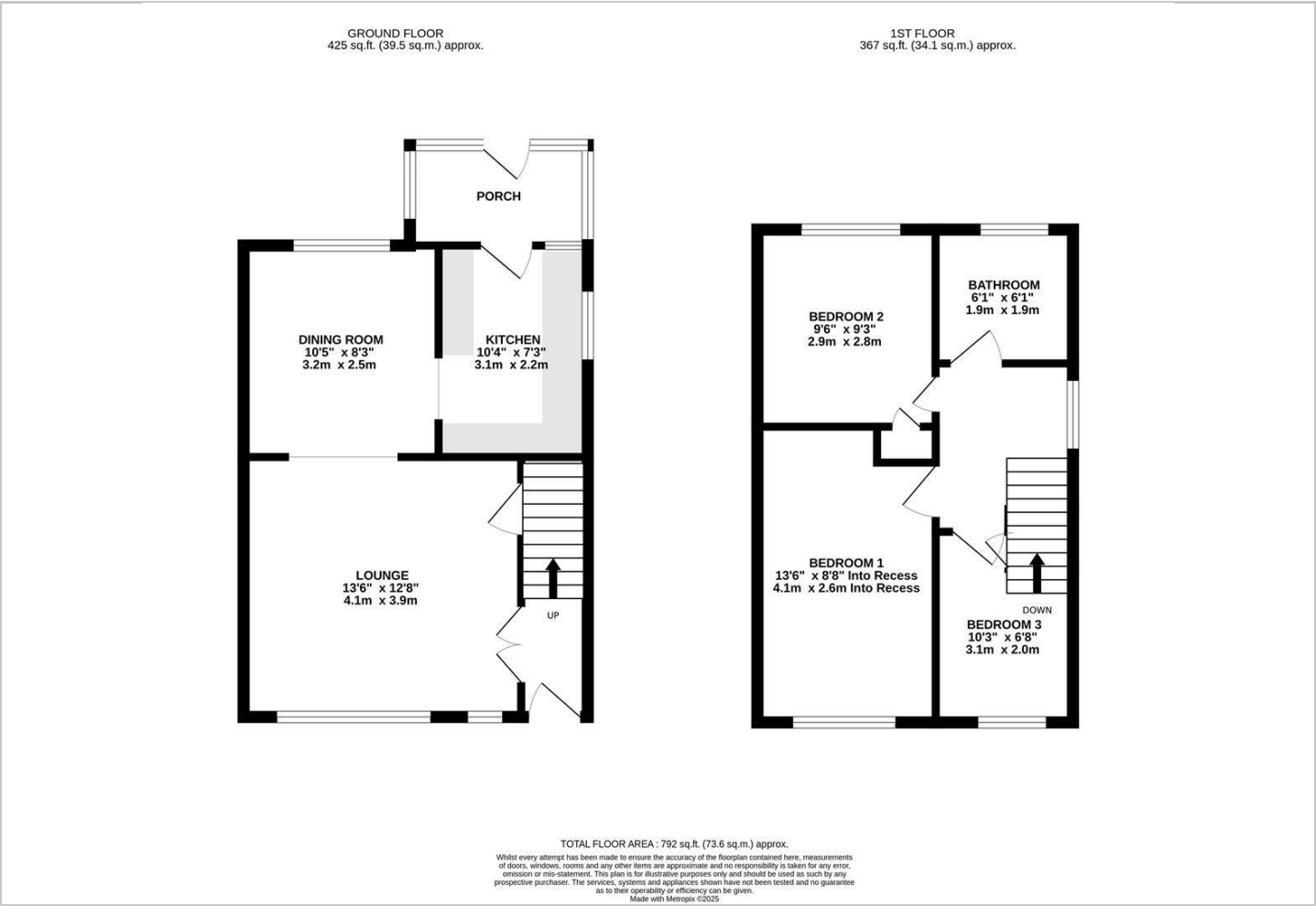
Hybrid Map



Terrain Map



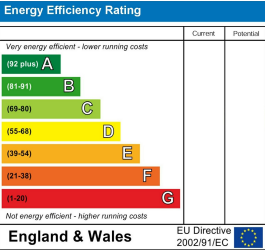
Floor Plan



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.