

# Ornella's Estates

PROUDLY INDEPENDENT



## 4 Rockfield Terrace

Yeadon, Leeds, LS19 7PU

Price £180,000

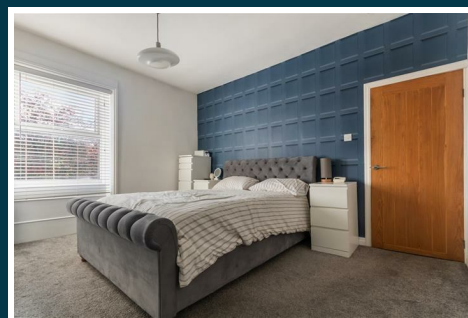




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## INTRODUCTION

A Charming Stone Home in the Heart of Yeadon

Tucked away in the very heart of Yeadon Town Centre, this beautifully presented mid-stone back-to-back is simply bursting with character and warmth. Offered with no onward chain, it's ready and waiting for its next owner to move straight in and enjoy.

The location couldn't be more convenient, just a short stroll to all that Yeadon has to offer, including independent shops, cafés, bars, restaurants, and the picturesque Yeadon Tarn, perfect for weekend walks or morning jogs.

Step inside and you'll instantly feel at home. The welcoming entrance porch leads into a stunning open-plan kitchen and lounge, complete with a modern fitted kitchen and a cosy wood-burning stove, ideal for curling up on chilly evenings. There's also a useful cellar providing excellent storage space.

Upstairs, you'll find a beautifully presented double bedroom, full of light and charm, along with a stylish house bathroom.

Outside, there's residential parking, and with its immaculate presentation and inviting atmosphere, this delightful home is sure to appeal to first-time buyers, investors, and downsizers alike.

Early viewing is highly recommended – homes like this don't stay on the market for long!

## WHAT OUR VENDORS SAY

We had such an amazing time living on Rockfield Terrace, the house always felt so characterful, cosy and warm. The open plan downstairs made it perfect for hosting and we made some really special memories entertaining and cooking together with friends and family. The cellar was super useful for storage, as well as all the cupboards throughout the kitchen and massive cupboards in the bathroom. Each room in the house is really spacious, so it never felt cramped. I will always love the exposed stone in the kitchen! I also just absolutely loved living by Yeadon Tarn, I went on runs and walks round there pretty much every day, also being able to walk to Morrisons and Aldi was just so convenient. We even walked to Leeds Bradford Airport a couple of times to go on holiday, only 20 minutes, how crazy - love it! I will miss our gorgeous, cute first home, it felt very safe and special there!

## LOCATION

Welcome to the delightful town of Yeadon. a charming and vibrant spot that truly offers the best of both worlds: convenience and character. Nestled just north-west of Leeds city centre, its bustling High Street is home to a carefully curated mix of well-known supermarkets, independent boutiques and a lively line-up of cafés,

bars and restaurants. You'll find a full branch of Morrisons right on the High Street, as well as a newer discount store from Aldi, ensuring everyday shopping is a breeze.

Beyond shopping, Yeadon's food and drink scene is wonderfully varied — from cosy cafés where you can linger with a coffee, to stylish bistros and buzzing bars. Places like The Clothiers Arms, The Aviator and several High Street gems offer the perfect setting for a relaxed evening out or a lively social meet-up.

Outdoor lovers will be instantly charmed by Yeadon Tarn (Tarnfield Park)?—?a beautiful lakeside park just a few minutes' walk from the town centre. Here you can enjoy peaceful walks around the water, watch sailboats glide by, let the children explore the playground, or simply sit on a bench and soak up the scenery.

Families will appreciate the excellent schooling options in the area. For younger children there are strong primary schools such as Yeadon Westfield Infant School and Yeadon Westfield Junior School, and for secondary education the well-regarded Benton Park School lies close by.

With this wonderful blend of local amenities, green spaces and top schools, Yeadon really ticks the boxes — a welcoming community, a lively town centre and a tranquil natural backdrop that makes it feel like a true home.

## HOW TO FIND THE PROPERTY

SAT NAV LS19 7PU

## APPROACH

A great convenient location, walking distance for Yeadon. A fabulous home comprising:

## ENTRANCE PORCH

Great for coats and shoes. Comprising door to the front elevation. Windows to the side elevation. Door leading to:

## OPEN PLAN MODERN KITCHEN/LOUNGE

19'1" into recess x 12'11" (5.84 into recess x 3.95)

As you enter you immediately get the feeling of how warm and cosy it is. Comprising Upvc double glazed window to the front elevation. TV point. Inset spotlights. Radiator.

Kitchen Area

A wide range of beautifully fitted wall and base units with contemporary worksurfaces. Integral electric cooker with integral

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induction hob. Points for fridge freezer. Double radiator. Astrite style sink single drainer. Door to:

## CELLAR

Great for storage.

## FIRST FLOOR

### LANDING AREA

Doors leading to:

### BEDROOM.1.

12'11" x 12'7" into recess (3.95 x 3.84 into recess)

This is a fabulous double bedroom comprising Upvc double glazed window to the front elevation. Double radiator.

### HOUSE BATHROOM

8'11" max x 7'0" (2.73 max x 2.14)

A spacious family bathroom comprising Upvc double glazed window to the front elevation. Bath with thermostatic shower over. Wash hand basin. Low level w.c. Part tiled walls. Fitted cupboard. Point for washing machine. Tiled flooring. Radiator.

## OUTSIDE

### PARKING

To the outside there are resident parking spaces.

### 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.





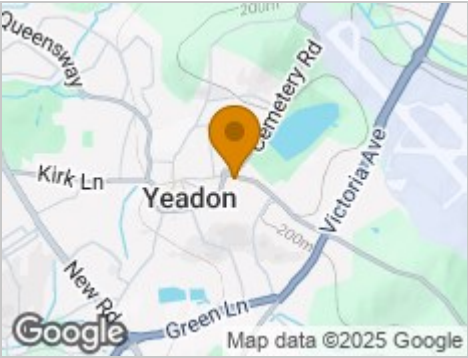
Road Map



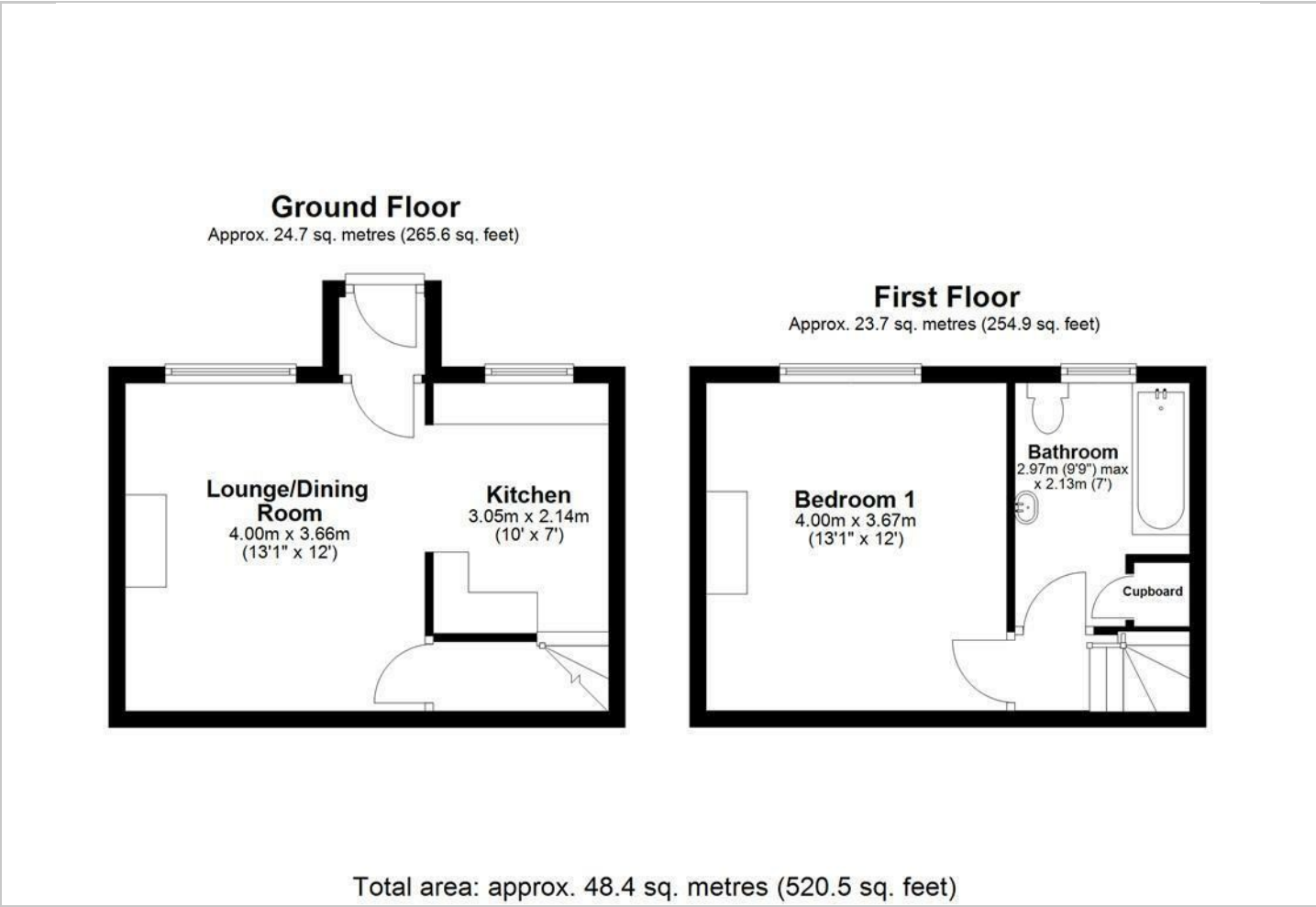
Hybrid Map



Terrain Map



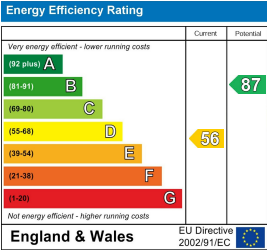
Floor Plan



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



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