

# Ornella's Estates

PROUDLY INDEPENDENT



39 Kirk Lane  
Yeadon, Leeds, LS19 7LX

Price £219,950



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### INTRODUCTION

A truly charming mid-through terrace cottage, offered chain free and beautifully presented throughout, quite simply, a home where you can unpack and immediately relax.

Ideally positioned within walking distance of two delightful local parks and just moments from Yeadon town centre, this much-loved home also enjoys close proximity to Yeadon Tarn, along with an excellent selection of shops, restaurants and cafés.

From the moment you step inside, you are welcomed by a wonderful sense of warmth and ambience that flows effortlessly throughout the property. The accommodation briefly comprises a spacious and stylish modern dining kitchen, perfect for everyday living and entertaining, with access to a useful cellar providing excellent storage.

To the rear, a stunning, light-filled family lounge offers a calm and inviting space to unwind, seamlessly leading into a conservatory that leads into the garden and brings the outside in.

The first floor reveals two well-proportioned bedrooms alongside a contemporary house bathroom, all presented to an exceptional standard.

Externally, the property continues to impress with a charming cottage garden to the front, while to the rear is a privately enclosed paved garden making it an ideal spot for sitting out, relaxing, or enjoying a morning coffee or evening glass of wine.

This truly stunning home is perfectly suited to first-time buyers, downsizers, or anyone seeking a characterful property in a highly sought-after location.

Early viewing is essential. Not to be missed.

### WHAT OUR VENDORS SAY

I have had the absolute pleasure and delight of living in this lovely house for the past 14 years. From the minute I walked through the door it felt like home. Although it has its own character I have added to and put my own stamp on the place to create a warm and happy space - my favorite place! M. It's been a joy. My family and friends are so sad as I am to say goodbye, lots of memories made and wine consumed on sunny days in the back garden.

I will be heartbroken to leave, but it's time for a new chapter. I hope the new owners will be as happy here as I have been

### LOCATION

Yeadon is a highly sought-after and thriving community, offering an excellent range of nurseries, well-regarded primary schools and a respected secondary school, making it ideal for families of all ages. The town centre provides a fantastic selection of independent shops, supermarkets, cafés and restaurants, while beautiful green spaces and local parks are all close by. The ever-popular Yeadon Tarn offers scenic walks, sailing and leisure facilities, perfect for outdoor enthusiasts, and Leeds Bradford Airport is conveniently nearby, providing excellent national and international travel links. Combining strong local amenities with a friendly village feel, Yeadon remains one of the area's most desirable places to call home.

### HOW TO FIND THE PROPERTY

SAT NAV LS19 7LX

### APPROACH

Offering great kerb appeal and comprising:

### ACCOMMODATION

#### MODERN FAMILY DINING KITCHEN

11'5" x 10'9" (3.498 x 3.282)

As you enter you immediately get the feeling of warmth. Comprising composite entrance door to front elevation. Upvc double glazed window to front elevation. A wide range of modern fitted wall and base units providing storage with laminate worktops over. Integral electric cooker, gas hob with extractor fan over. Integral microwave. Integral fridge. Points for washing machine. Part tiled walls. Double radiator.

### INNER HALLWAY

Door to cellar providing storage.

### SPACIOUS FAMILY LOUNGE

12'1" into recess x 10'5" (3.7 into recess x 3.19)

This is a delightful room, full of warmth, yet offering natural light. Comprising Upvc double glazed patio doors leading into the conservatory. Solid wood flooring. Electric feature fireplace. Radiator. TV point.

### CONSERVATORY

Another great room, fabulous if you are working from home. Comprising Upvc double glazed doors and windows leading into the rear privately enclosed garden.

### FIRST FLOOR

Tel: 01943 661506

## LANDING AREA

Doors leading to:

### BEDROOM.1.

10'5" x 9'9" fitted wardrobes (3.2 x 2.98 fitted wardrobes)

This is a beautiful cosy bedroom comprising Upvc double glazed window to the rear elevation. Fitted wardrobes. Double radiator. Solid wood flooring.

### BEDROOM.2.

10'4" x 4'8" fitted wardrobes (3.159 x 1.439 fitted wardrobes)

This is a good size single bedroom. Comprising fitted wardrobes. Storage room housing the boiler. Radiator. Upvc double glazed window to the front elevation.

## HOUSE BATHROOM

7'5" x 4'4" (2.278 x 1.339)

A lovely bathroom comprising Upvc double glazed window to the front elevation. Bath with thermostatic shower over. Low level w.c. Wash hand basin. Radiator. Part tiled walls.

## OUTSIDE

### FRONT AND REAR COTTAGE GARDENS

Externally, the property continues to impress with a charming cottage garden to the front, while to the rear is a privately enclosed paved garden making it an ideal spot for sitting out, relaxing, or enjoying a morning coffee or evening glass of wine.

### 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.



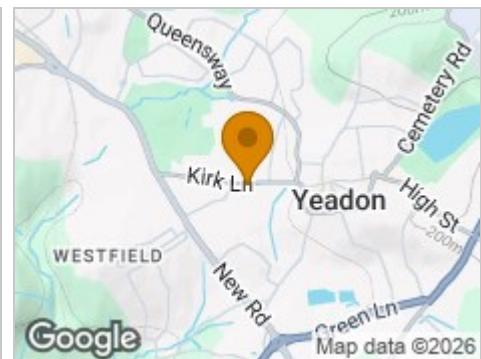
## Road Map



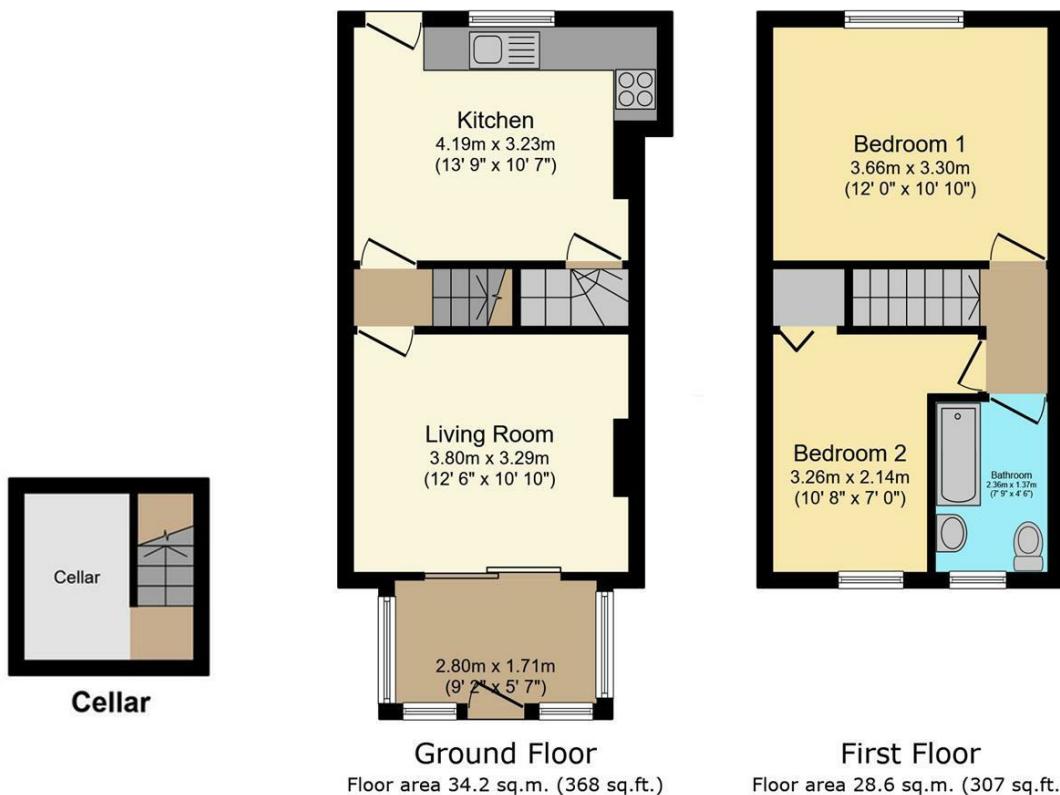
## Hybrid Map



## Terrain Map



## Floor Plan



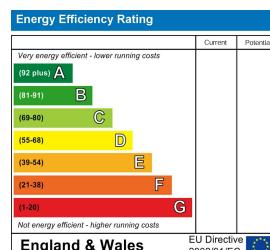
Total floor area: 62.7 sq.m. (675 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## 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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