

Ornella's Estates

PROUDLY INDEPENDENT



9 Moorfield Terrace

Yeadon, Leeds, LS19 7TB

Offers over £150,000



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INTRODUCTION

Idyllic Lakeside Cottage – A Rare Gem Overlooking Yeadon Tarn

Nestled in an enviable position bordering Yeadon Tarn, this charming and character-filled cottage offers breathtaking views over the park and lake. Perfectly blending quaint charm with modern luxury, this beautifully renovated home is completely chain-free and ready for its next owner to move straight in.

Step inside to discover a stunning open-plan living space, where a sleek, modern fitted kitchen seamlessly flows into a stylish lounge—ideal for relaxing or entertaining while enjoying the picturesque surroundings.

Upstairs, a spacious double bedroom with an ensuite house shower room awaits, exuding comfort and elegance. A unique feature of this home is the additional storage/dressing area, accessed via charming steps from the bedroom, offering practical yet stylish extra space.

With a new roof and brand-new gas central heating, this cottage requires nothing but for you to unpack and enjoy. Whether you're a first-time buyer, a downsizer seeking a tranquil retreat, or someone who travels often but wants the perfect place to call home, this property is an absolute dream.

Don't miss the chance to own a home in such an exclusive and sought-after location. Book your viewing today!

WHAT OUR VENDOR SAYS

LOCATION

Located in the heart of Yeadon, this charming cottage benefits from a vibrant yet peaceful setting, right on the edge of the stunning Yeadon Tarn. Known for its scenic lake, parkland, and wildlife, the Tarn is a popular spot for walkers, joggers, and sailing enthusiasts, offering a tranquil escape just moments from the town's bustling amenities. Yeadon itself boasts a friendly, close-knit community, with an array of independent shops, cafés, and traditional pubs, alongside essential conveniences like supermarkets and healthcare services. Excellent transport links make it easy to commute, with regular bus routes to Leeds, Bradford, and surrounding areas, while Guiseley train station provides swift connections to the wider rail network. Plus, with Leeds Bradford Airport just minutes away, it's the perfect location for those who love to travel. Offering a blend of community spirit, green spaces, and connectivity, Yeadon is an idyllic place to call home.

HOW TO FIND THE PROPERTY

SAT NAV LS19 7TB

APPROACH

One lucky person will love this cottage. With stairs and a glass balustrade leading to the front door and with stunning views over Yeadon Tarn. Comprising:

MODERN OPEN PLAN KITCHEN/LOUNGE

15'10" x 11'1" chimney breast (4.83 x 3.39 chimney breast)

For those who want an easy life. This is a beautifully fitted open plan room comprising composite stable doors to the front entrance, Upvc double glazed windows to the front elevation overlooking Yeadon Tarn and the park. A wide range of beautifully fitted wall and base units with contemporary worksurfaces over. Integral electric cooker and hob with extractor

Tel: 01943 661506

fan over. Fitted cupboard. Integral fridge, dishwasher and washing machine. Radiator. TV point. Stairs leading to:

BEDROOM.1.

12'7" x 8'11" (3.84 x 2.73)

Comprising Upvc double glazed window to the front elevation with stunning views over Yeadon Tarn and the park. Roll over radiator. Steps leading to

DRESSING AREA/OFFICE

Currently being used as a dressing area comprising eaves storage and velux window

ENSUITE SHOWER ROOM

Comprising shower cubicle, low level w.c. and wash hand basin. Part tiled walls and floors. Upvc double glazed window to the front elevation.

OUTSIDE

ON STREET PARKING

There is on street parking.

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.



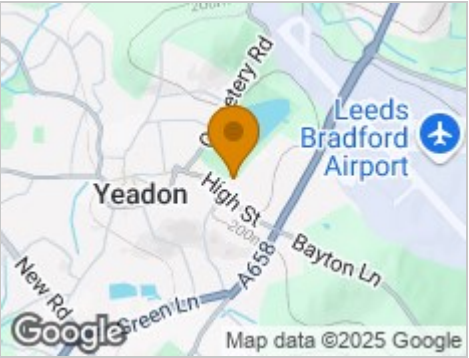
Road Map



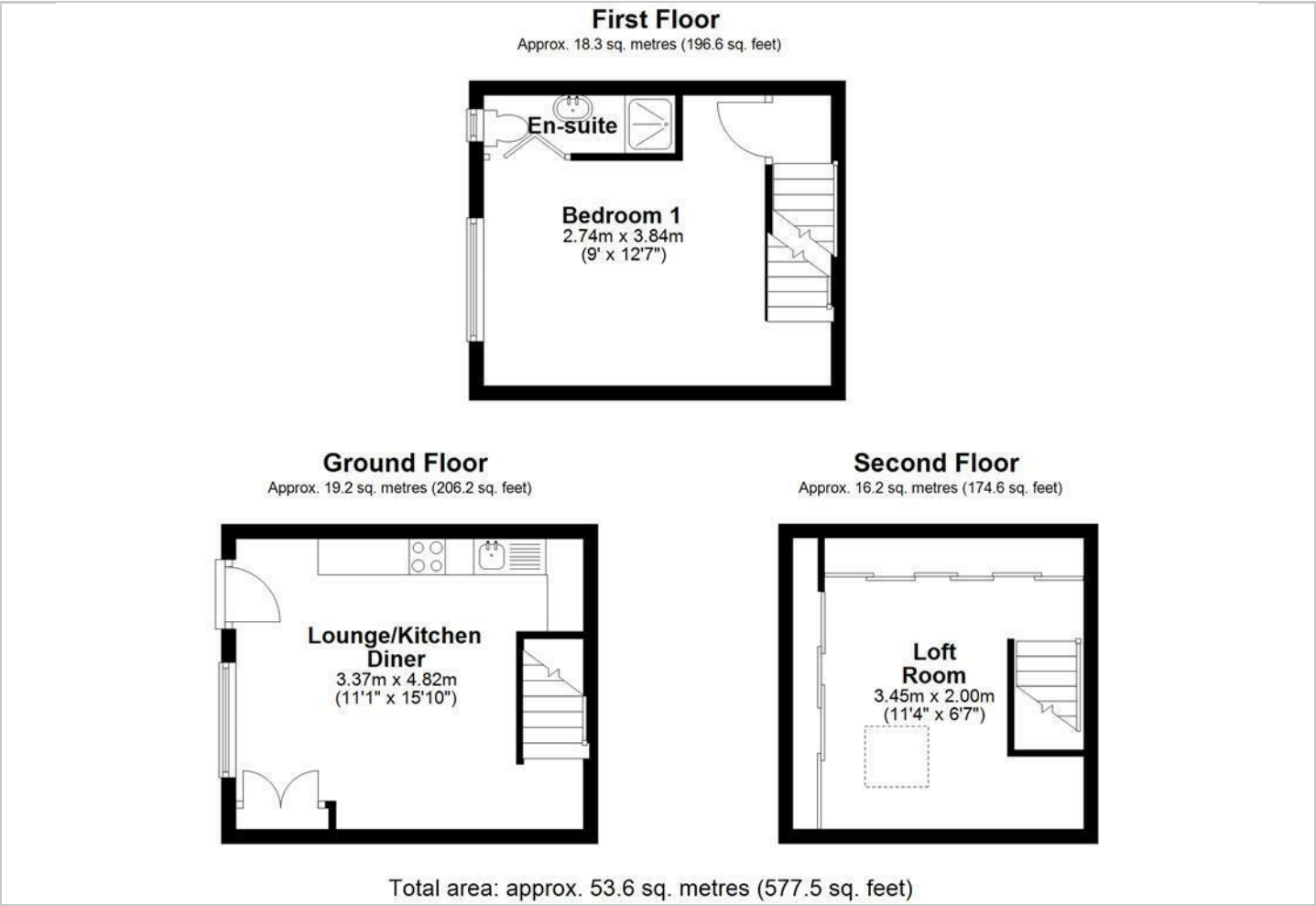
Hybrid Map



Terrain Map



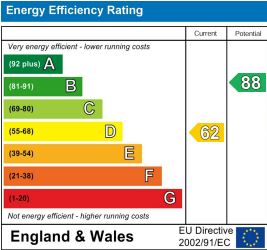
Floor Plan



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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