

Ornella's Estates

PROUDLY INDEPENDENT



5 The Belfry

Yeadon, Leeds, LS19 7GB

Price £160,000



5 The Belfry

Yeadon, Leeds, LS19 7GB

Price £160,000



INTRODUCTION

A Delightful First Floor Flat in a Sought-After Yeadon Location – Chain Free

Tucked away just off Windmill Lane, this well-presented first floor flat offers a fantastic opportunity for first-time buyers, investors, or those looking to downsize. Enjoying a peaceful setting with easy access to local amenities, this home is ready to move straight into and is offered with no onward chain.

Step into a welcoming communal entrance with stairs leading to the first floor. The private entrance hall opens into a spacious lounge/diner, ideal for relaxing or entertaining, and a well-equipped fitted kitchen. There are two generously sized bedrooms, plus a modern house bathroom.

Externally, the property benefits from allocated parking, detached garage, visitor spaces, and well-maintained communal gardens, perfect for enjoying the outdoors without the upkeep.

Don't miss the chance to view this charming and versatile home – early viewing is highly recommended!

WHAT OUR VENDORS SAY

LOCATION

Yeadon is a charming and welcoming village-town on the outskirts of Leeds, perfectly blending scenic surroundings with everyday convenience. Its jewel is Yeadon Tarn at Tarnfield Park, a tranquil lake ideal for sailing, fishing, kayaking or peaceful wildlife watching, surrounded by leafy green space and woodland trails.

At the heart of the town, Yeadon High Street is lined with independent shops, cafés, pubs and essential services, while a Morrisons supermarket, an Aldi, and several local chain stores ensure all your shopping needs are covered.

Transport links are excellent: Yeadon is served by Flyer bus services A1, A2 and A3, connecting directly to Leeds Bradford Airport, Leeds city centre and Bradford.

The 747 Flyer passes beside Tarnfield Park, making access especially convenient

Though Yeadon lacks its own rail station, nearby stations at Guiseley, Horsforth, Menston and Apperley Bridge offer regular services into Leeds and beyond.

With Leeds Bradford Airport practically on the doorstep, the area enjoys easy domestic and international travel options.

Other local amenities include Yeadon Town Hall (a Grade II Victorian building hosting performances, exhibitions and community events), the public library in Town Hall Square, and a selection of pubs, cafés and community services.

Whether you fancy countryside walks or city connections, Yeadon hits the sweet spot. It offers excellent schools, leafy parks, strong community spirit, independent shops, essential amenities, and top-notch transport links—including direct access to Leeds Bradford Airport—all within easy reach.

HOW TO FIND THE PROPERTY

SAT NAV LS19 7GB

APPROACH

Just off Windmill Lane, Yeadon you will find The Belfry. Just a few flats, making it a lovely little community. Comprising:

COMMUNAL ENTRANCE HALL

Accessed via a security intercom. With stairs to first floor. Door leading to:

PRIVATE ENTRANCE HALL

Comprising storage room, intercom, access to loft, radiator. Coving to ceiling. Doors leading to:

FAMILY LOUNGE/DINER

15'6" x 10'2" (4.74 x 3.10)

Offering an abundance of natural light and comprising Upvc double glazed window to the rear elevation. Gas fire with marble back and base. (Please note that the gas fire does not work and was disconnected five years ago to protect the person living there as they suffered from dementia.. TV point. Radiator.

FITTED KITCHEN

9'9" x 6'7" (2.99 x 2.02)

Briefly comprising Upvc double glazed window to the front elevation. Wall and base units providing storage with laminate worktops over. Integral electric cooker, gas hob and extractor fan over. (Please note that the gas hob was disconnected five years ago to protect the person living there due to dementia). Points for fridge, freezer, washer. Radiator. Astrite style sink. Part tiled walls.

BEDROOM.1.

9'11" x 9'8" (3.03 x 2.95)

A lovely double bedroom comprising Upvc double glazed window to the front elevation boasting long distant views. Single radiator.

BEDROOM.2.

9'10" x 12'3" (3.01 x 3.75)

Another great bedroom comprising Upvc double glazed window to the rear elevation. Single radiator. Coving to ceiling.

HOUSE SHOWER ROOM

6'6" x 6'3" (2.00 x 1.91)

Briefly comprising shower cubicle, low level w.c. wash hand basin. Part tiled walls. Radiator. Extractor fan.

OUTSIDE

COMMUNAL GARDENS/ALLOCATED PARKING

To the outside there are communal gardens and allocated parking. There is also the added bonus of a detached garage with up and over doors.

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.

LEASEHOLD DETAILS

There are 90 years left on the lease. The Management Company is Prime Estate Management Ltd. The ground rent is included in the service charge which also includes the Building Insurance. Cost £95.00 per calendar month.



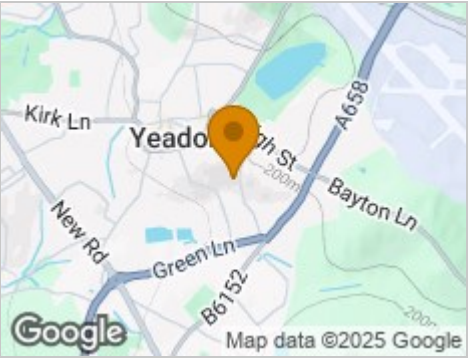
Road Map



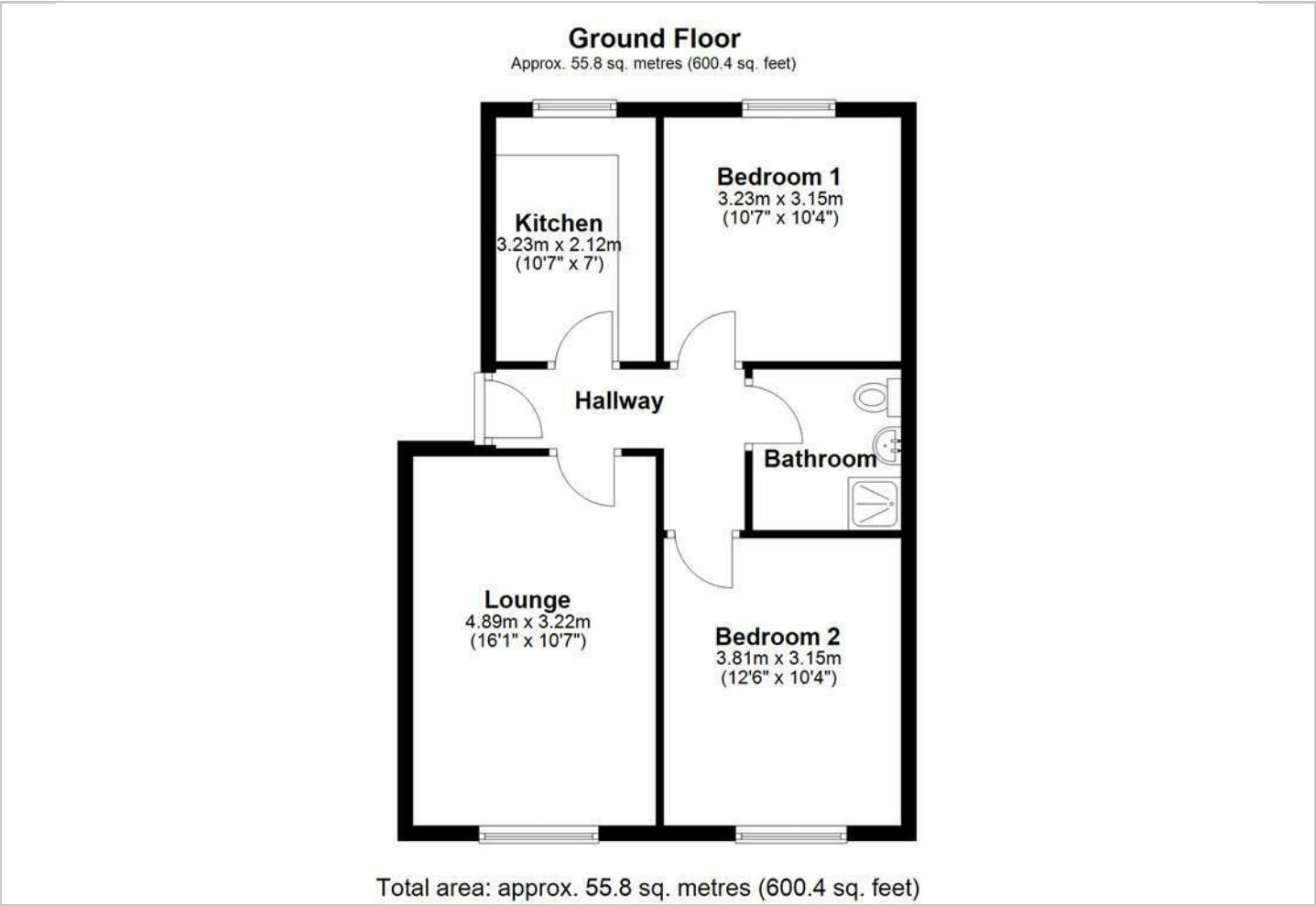
Hybrid Map



Terrain Map



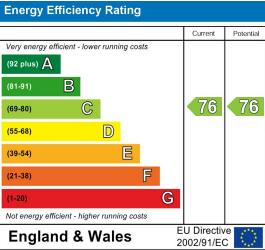
Floor Plan



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.