

# Ornella's Estates

PROUDLY INDEPENDENT



16 Yewdall Way

Eccleshill, Bradford, BD10 8EE

Price £220,000





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## INTRODUCTION

A Hidden Gem of Elegance & Luxury

Tucked away behind sleek electric sliding gates, this exquisite end townhouse is a true sanctuary of style and sophistication. Boasting an incredibly private and beautifully landscaped garden, this home offers a rare retreat with a stunning patio, a formal terrace, and a bespoke barbecue and pizza area, all enveloped by an enchanting array of flowers, trees, and lush shrubbery.

Step inside to a world of refined luxury. The spacious entrance hallway sets the tone, leading to an elegant formal family lounge, perfect for both relaxation and entertaining. The heart of the home is the stunning modern dining kitchen, meticulously designed with high-end integral appliances, blending contemporary style with practicality. A sleek downstairs W.C. completes the ground floor.

Upstairs, the indulgence continues with three beautifully appointed bedrooms, each thoughtfully designed to offer comfort and tranquility. The luxury house bathroom is a true showstopper, featuring a freestanding bath that invites relaxation and indulgence.

Every inch of this residence has been finished to the highest of standards, combining elegance with effortless functionality. A rare opportunity to own a home of this calibre—where exceptional design meets the ultimate in privacy and outdoor living.

## WHAT OUR VENDORS SAY

In 2019 we moved into Yewdall way as our first property one of the main reasons for purchasing the house was the garden as I had an image of what I wanted to turn it into to also the street in very quiet perfect for those summer nights. We had modernized inside over the years and will be sad to leave as we have many fond memories there.

## LOCATION

Eccleshill is a charming and well-connected suburb of Bradford, offering a wonderful balance of urban convenience and green spaces. The area boasts a variety of amenities, including independent shops, supermarkets, cafés, and local pubs, making it a vibrant and friendly community. Families are well catered for with excellent schools such as Cavendish Primary School and Hanson Academy, ensuring quality education options. Transport links are convenient, with easy access to Bradford city centre and surrounding areas via regular bus services, while Leeds and beyond are within reach via nearby train stations and the M606 motorway. For those who enjoy

the outdoors, Eccleshill is close to stunning countryside walks, including the picturesque Judy Woods and the scenic paths around Calverley and Esholt, perfect for a peaceful escape from city life.

## HOW TO FIND THE PROPERTY

SAT NAV BD10 8EE

## APPROACH

As you approach this beautiful home you immediately get the feeling that it is great for families with children. A lovely area of Eccleshill. Comprising:

## ENTRANCE HALLWAY

Be prepared. This is a WOW house which the current owners have spent a lot of time, money and love creating this lovely home. Comprising composite entrance door to main entrance. Fitted cupboard. Lovely flooring. Stairs to first floor. Doors leading to:

## DOWNSTAIRS W.C.

3'3" x 4'3" (1 x 1.3)

Always useful to have. Comprising Upvc double glazed window to the front elevation. Low level w.c. Vanity unit with built in wash hand basin. Radiator. Fully tiled walls and floors.

## FAMILY LOUNGE

14'9" x 13'9" (4.5 x 4.2)

Decorated to the highest of standards this beautiful family lounge offers an abundance of natural light and comprises Upvc double glazed French Doors to the front elevation, Upvc double glazed windows to the side elevation, Radiator. TV point.

## MODERN FAMILY DINING KITCHEN

14'5" x 12'1" (4.4 x 3.7)

Offering an abundance of natural light with beautifully fitted wall and base units providing ample storage space with contemporary worksurfaces over. Points for washing machine, dishwasher and fridge freezer. Integral electric oven with induction hob and extractor fan. Inset spot lights. Upvc double glazed windows to the front elevation. Great for entertaining family and friends.

## FIRST FLOOR

## LANDING AREA

Doors leading to:

## BEDROOM.1.

11'5" x 11'5" (3.5 x 3.5)

A lovely double bedroom comprising Upvc double glazed windows to the front elevation. Single radiator. Fitted wardrobes. TV point.

Tel: 01943 661506

## BEDROOM.2.

11'9" x 11'5" (3.6 x 3.5)

Another lovely double bedroom comprising Upvc double glazed window to the front elevation. Fitted wardrobe. Single radiator.

## BEDROOM.3.

6'6" x 7'10" (2. x 2.4)

Comprising upvc double glazed window to the rear elevation. Encased radiator. Access to loft.

## LUXURY HOUSE BATHROOM

7'2" x 6'6" (2.2 x 2)

This is a stunning bathroom. Great for relaxing after a hard days work. Comprising Upvc double glazed window. Free standing bath. Wash hand basin. Low level w.c. Radiator. Inset spotlights. Extractor fan. Fully tiled walls and floors.

## OUTSIDE

### DRIVEWAY/PARKING

Access is via electronic sliding double gate, leading to a great driveway enclosing the car.

### GARDENS

Tucked away behind sleek electric sliding gates, this exquisite garden has had no expense spared and is a true sanctuary of style and sophistication. Boasting an incredibly private and beautifully landscaped garden, this home offers a rare retreat with a stunning patio, a formal terrace, and a bespoke barbecue and pizza area, all enveloped by an enchanting array of flowers, trees, and lush shrubbery.

### 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



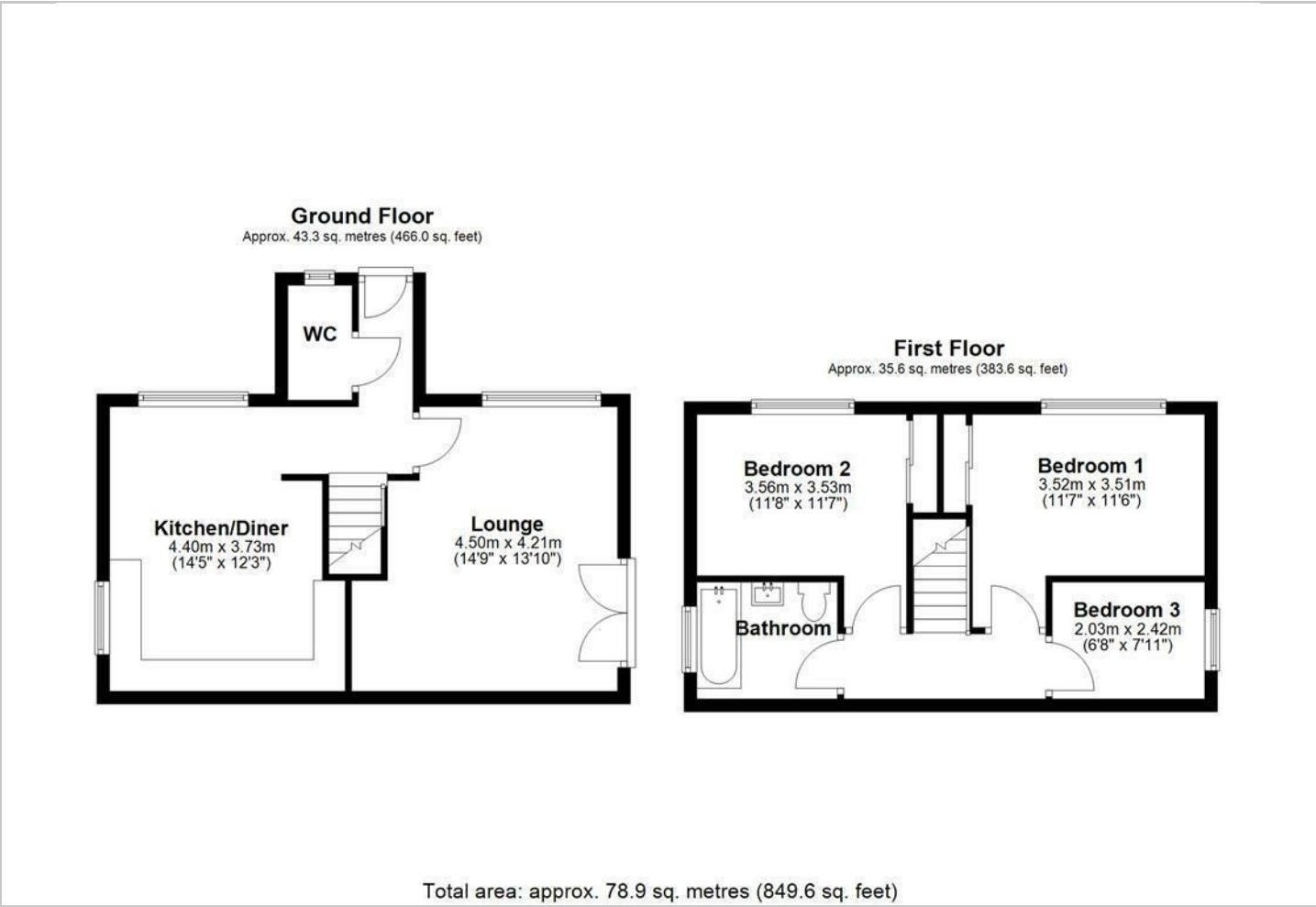
Hybrid Map



Terrain Map



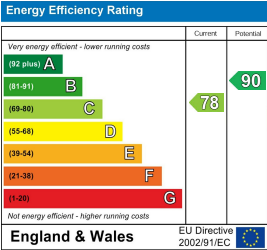
Floor Plan



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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