

# Ornella's Estates

PROUDLY INDEPENDENT



## 25 Sunnybank Crescent

Yeadon, Leeds, LS19 7TE

Price £219,950





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## INTRODUCTION

Nestled in a sought-after location close to Yeadon Tarn, Yeadon Town Centre, and excellent local schools, this delightful mid-stone through terrace is brimming with potential. Perfectly suited for first-time buyers or those looking to downsize, this chain-free property offers a warm and inviting atmosphere, ready to be transformed into your dream home.

Step into the entrance hall, which leads to a cozy family lounge – the ideal space to relax and unwind. The fitted kitchen offers ample potential to create a heart-of-the-home dining space. Upstairs, you'll find two well-proportioned bedrooms, a house bathroom, and a versatile attic space that has previously served as a charming children's playroom.

Outside, the rear of the property boasts a cottage-style garden, perfect for enjoying sunny afternoons or cultivating your green thumb. On-street parking is available, ensuring convenience for residents and visitors alike.

A little cosmetic TLC will breathe new life into this charming home, making it the perfect blank canvas for your vision. **CALL NOW 01943 661506 TO ARRANGE A VIEWING.**

## WHAT OUR VENDOR SAY

### LOCATION

Yeadon is a charming and vibrant town located in West Yorkshire, offering a perfect blend of natural beauty and modern amenities. Known for the picturesque Yeadon Tarn, a serene lake surrounded by green spaces and a popular spot for walking, sailing, and picnics, the town is a haven for outdoor enthusiasts. Yeadon's thriving town centre boasts a range of shops, cafes, and restaurants, ensuring

convenience and a welcoming community atmosphere. With excellent transport links to Leeds, Bradford, and surrounding areas, as well as proximity to Leeds Bradford Airport, Yeadon combines the best of town and country living.

## HOW TO FIND THE PROPERTY

SAT NAV LS19 7TE

## ACCOMMODATION

### ENTRANCE HALLWAY

Offering great kerb appeal and comprising composite entrance door to the front elevation. Double radiator. Stairs to first floor.

### FAMILY LOUNGE

14' into bay x 12' into recess (4.27m into bay x 3.66m into recess)

This is a lovely cosy family lounge comprising Upvc double glazed windows to the front elevation. Gas feature fire place. TV point. Dado rail. Double radiator.

### FITTED KITCHEN

15'8 x 9'8 (4.78m x 2.95m)

Comprising a wide range of fitted wall and base units with laminate worktops over. Upvc double glazed window to rear elevation. Composite entrance door to rear elevation. Logic combi boiler. Stainless steel sink. Double cooker with gas hob. Points for washing machine and fridge freezer. Understairs storage room.

### FIRST FLOOR

### LANDING AREA

Access to loft. Doors to:

### BEDROOM.1.

12'3 x 10'7 (3.73m x 3.23m)

A lovely double bedroom comprising Upvc double

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glazed windows to the front elevation. Feature cast iron fireplace. Double radiator. Fitted wardrobe.

### BEDROOM.2.

11 x 9'1 max (3.35m x 2.77m max)

Comprising Upvc double glazed window to the rear elevation. Double radiator. Fitted wardrobe. Stairs leading to

### ATTIC/PLAYROOM

14'1 x 14'10 (4.29m x 4.52m)

This was the playroom where many happy times were spent. Comprising velux window.

### HOUSE BATHROOM

7' x 5'11 (2.13m x 1.80m)

Comprising Upvc double glazed window to the rear elevation. Panelled bath. Wash hand basin. Low level w.c. Part tiled walls. Extractor fan. Radiator.

### OUTSIDE

#### FRONT GARDEN

To the front of the property there is a pebbled cottage garden.

#### REAR GARDEN

To the rear of the property there is a cottage garden great for sitting out during the summer.

### 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.





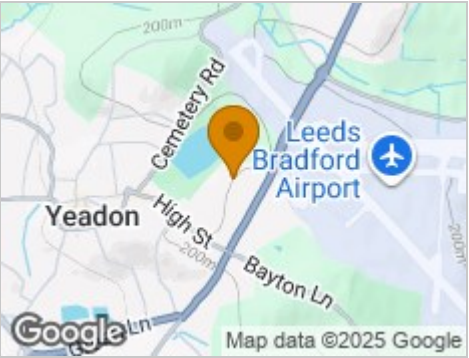
Road Map



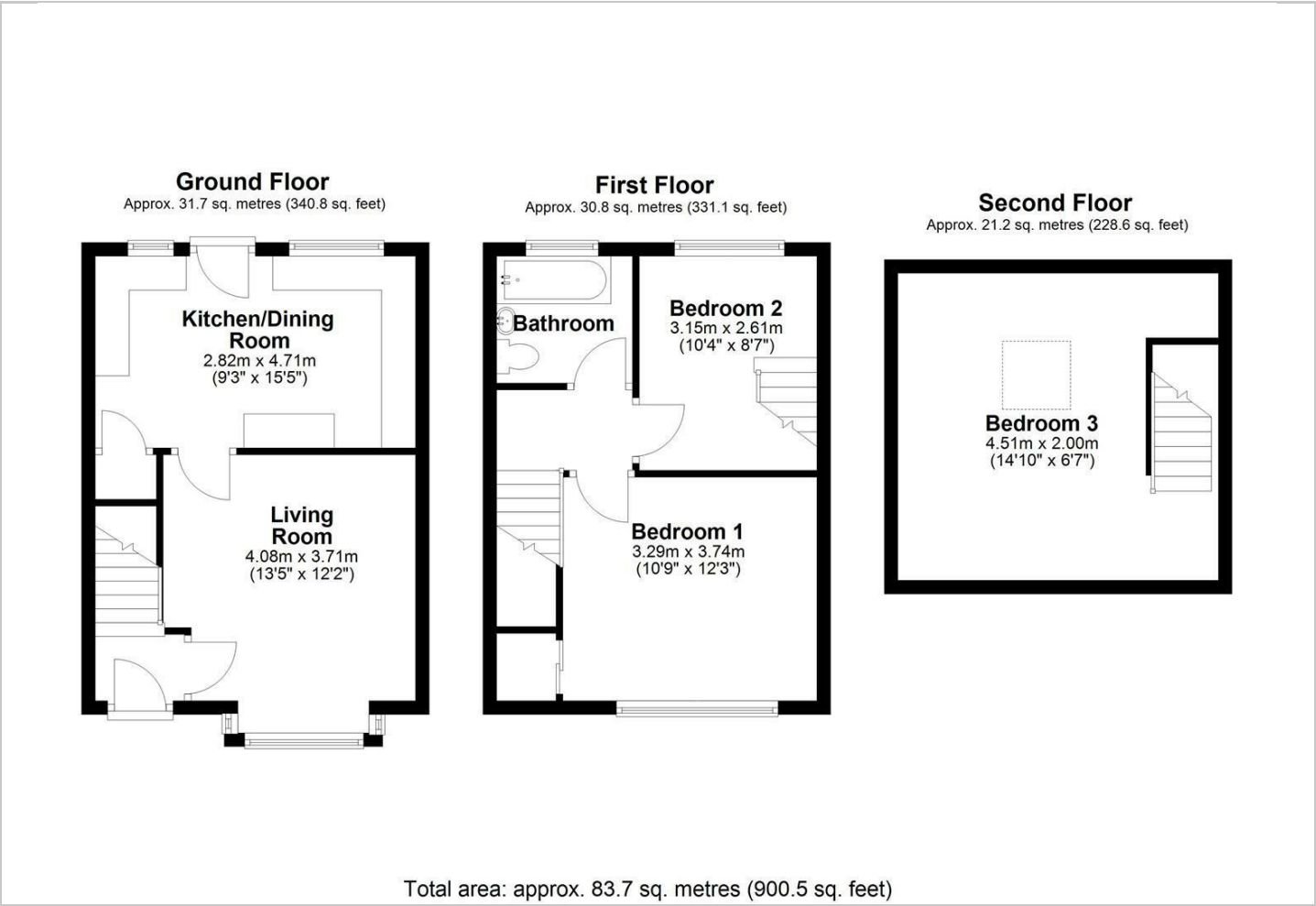
Hybrid Map



Terrain Map



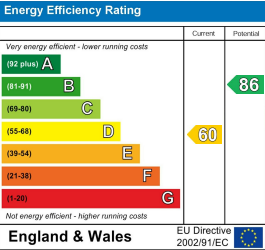
Floor Plan



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



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.