

HUNTERS®

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5 Brooklands Drive, Yeadon, Leeds, Yorkshire, LS19 7RT

Offers In Excess Of £335,000

Property Images



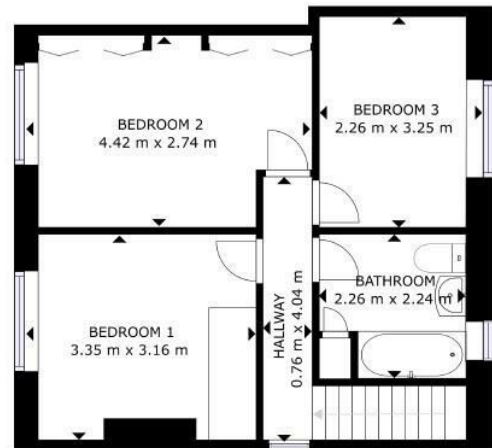
Property Images



Floorplan



GROUND FLOOR



SECOND FLOOR

GROSS INTERNAL AREA
GROUND FLOOR : 51.9 m², SECOND FLOOR : 44.42 m²
TOTAL: 96.32 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	62	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2
Tenure: Freehold

Ground Floor:

As you step through the entrance hallway, you'll be greeted by a sense of warmth and convenience. The hallway boasts ample storage space for coats and shoes, ensuring a clutter-free and organized living environment. Additionally, a utility cupboard discreetly houses essential appliances, adding to the seamless functionality of this home.

The heart of this residence lies in its expansive and inviting open lounge/dining room. Bathed in natural light, this generously proportioned space allows for versatile furniture arrangements, making it ideal for family gatherings and entertaining friends. The interconnecting design effortlessly integrates the dining area, promoting a sense of togetherness during meal times.

Adjoining the dining area is the well-appointed dining kitchen, a culinary haven designed to please any aspiring chef. The kitchen features modern appliances and an abundance of counter space for preparing delicious meals. Large patio doors gracefully connect the indoor and outdoor spaces, leading you to the charming rear garden.

First Floor:

Ascending the staircase, you'll discover a thoughtfully designed first floor, comprising three generously-sized double bedrooms. Each bedroom offers a peaceful retreat with ample natural light, creating a relaxing ambiance. The abundance of space in these bedrooms ensures comfortable living for all family members.

The luxury house bathroom is a true sanctuary, providing a haven for relaxation and self-indulgence. Equipped with high-end fixtures and finishes, this beautifully appointed bathroom offers a spa-like experience to unwind after a long day.

Exterior:

The exterior of this home is as impressive as its interior. Well-tended gardens welcome you to the property, displaying an array of colorful blooms and manicured lawns, enhancing the curb appeal.

The rear garden is a picturesque haven, perfect for enjoying the great outdoors with family and friends. A lush expanse of lawn is adorned with mature trees, offering both shade and privacy. The inviting patio area creates an idyllic setting for alfresco dining, making it a delightful space for memorable gatherings.

To the side of the property lies a driveway leading to a detached single garage, providing secure parking and additional storage space.

In Summary:

This extended semi-detached family home combines modern functionality with timeless elegance, making it an outstanding choice for discerning buyers seeking a spacious and comfortable living environment. The open lounge/dining room, well-equipped kitchen, and charming rear garden make this property ideal for both everyday living and entertaining. Situated in a desirable location and close to local amenities, this home offers a unique opportunity to embrace a lifestyle of comfort and convenience. Don't miss the chance to make this exquisite property your new home.

Features

• THREE DOUBLE BEDROOMS • EXTENDED SEMI • BEAUTIFUL GARDENS • GARAGE AND DRIVEWAY • CLOSE TO SHOPS AND SCHOOLS • PERFECT FAMILY HOME • WELL PRESENTED THROUGHOUT • SCOPE TO FURTHER EXTEND - STP • DINING KITCHEN • NO ONWARD CHAIN