

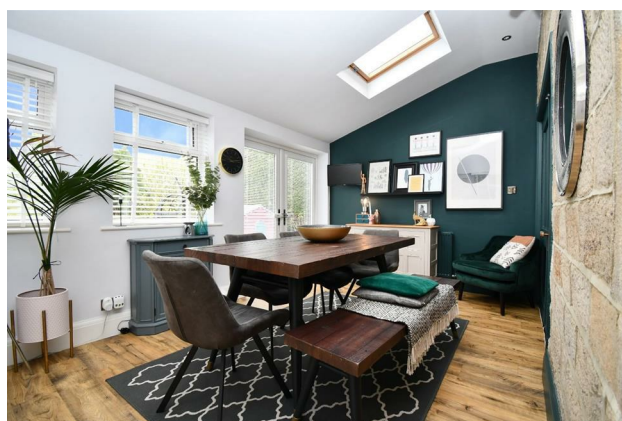
HUNTERS®

HERE TO GET *you* THERE

7 Windmill Fold, Yeadon, Leeds, LS19 7TG

Offers In Excess Of £449,950

Property Images



HUNTERS[®]

HERE TO GET *you* THERE

Property Images



Floorplan



GROSS INTERNAL AREA
 1ST FLOOR: 84 m², 2ND FLOOR: 66 m²
 3RD FLOOR: 31 m²
 TOTAL: 181 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	
(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: Character Property Beds: 4 Bathrooms: 2 Receptions: 3 Tenure: Freehold

Summary

Welcome to this stunning stone-built family home, steeped in history and boasting an array of original features that add to its character and charm. Built around 1850, this property benefits from exposed stone walls, covings, and a stylish décor and is sure to impress.

As you step into the reception hall, you'll notice the beautiful chequered tiled flooring, feature fireplace, and an attractive staircase with a balustrade that leads to the upper floors. The lounge features a gas stove, creating a cosy and welcoming atmosphere for family gatherings. The dining room is equally impressive with an exposed stone wall and dual aspect, and doors leading onto a decked terrace that is perfect for outdoor dining and entertaining. The kitchen is fitted with Quartz worktops, a breakfast bar, and a range of integral appliances. The property also benefits from a study / snug room, providing a quiet space for work or relaxation.

The first floor comprises of a master bedroom with wet room, bedrooms two and three, both of which are comfortable doubles, and a house bathroom. The second floor boasts the fourth bedroom, currently used as a study, which has access to a very good sized loft room, providing ample space for an office or child's playroom, complete with a large Velux window.

Externally, the property benefits from a garden with a westerly aspect consisting of a decked terrace and an artificial lawned garden. The rear garden is very private, benefiting from outdoor lighting and various power points, creating a perfect outdoor space for children to play and for hosting summer barbecues. The property is located close to highly regarded local schools, a wide range of amenities, and the picturesque Yeadon Tarn, making it an ideal family home.

In summary, this property is unique, individual, and beautifully finished, offering ample living space, a stunning garden, and an enviable location. It truly is a lovely family that is sure to impress.

Features

• DATING BACK TO AROUND 1850 • A UNIQUE, INDIVIDUAL HOME WHICH IS BEAUTIFULLY FINISHED • A PERFECT BALANCE OF STYLE AND CHARACTER • ENCLOSED GARDEN WITH WESTERLEY ASPECT • CLOSE TO THE PICTURESQUE YEADON TARN • OVER THREE FLOORS • STUNNING MASTER SUITE • AMPLE ON STREET PARKING • TADO HEATING SYSTEM AND FULLY ALARMED • CONCEALED CELLAR / EPC = TBC