

# HUNTERS®

HERE TO GET *you* THERE

1 Balmoral Way, Yeadon, Leeds, LS19 7WF

Asking Price £575,000

Property Images



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## Property Images



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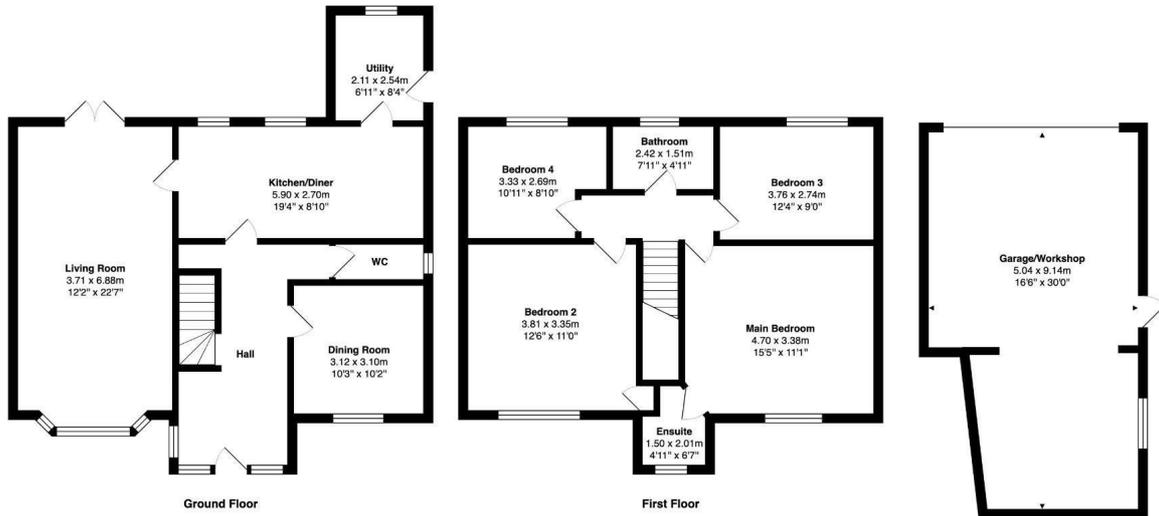
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## Property Images



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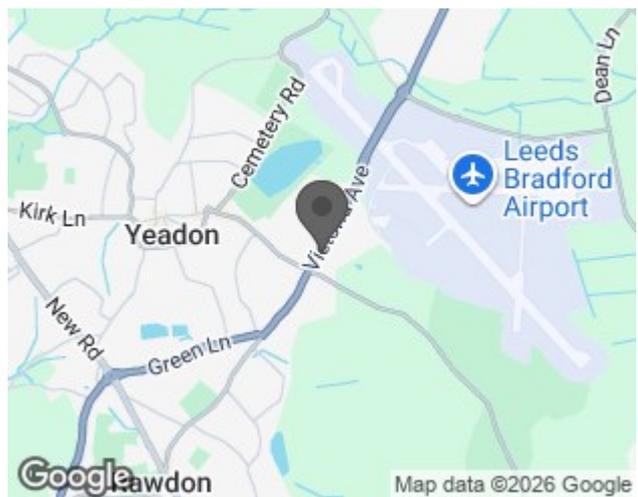


Total Area: 183.2 m<sup>2</sup> ... 1971 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			81
(69-80) <b>C</b>			
(55-68) <b>D</b>		58	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: House - Detached Beds: 4 Bathrooms: 3 Receptions: 3 Tenure: Freehold

## Summary

A beautifully maintained and spacious four-bedroom detached family home, set within a popular and maturing development in Yeadon. Offering well-planned accommodation, generous gardens, and a large detached double garage, this impressive property is ideally located for a range of buyers.

Situated close to a wealth of local amenities including highly regarded primary and secondary schools, leisure and shopping facilities, and excellent transport links, including Leeds Bradford Airport, this home offers both convenience and comfort in equal measure.

Upon entering the property, you are welcomed by a bright and inviting entrance hall with a return staircase leading to the first floor. The ground floor features a spacious dual-aspect sitting room with a bay window to the front and French doors opening onto the rear garden. The modern dining kitchen offers ample space for family meals and entertaining, and includes an adjoining utility room. A second reception room, currently used as a home office, provides flexibility for modern family life, while a downstairs W.C. completes the ground floor layout.

To the first floor, the landing leads to a generous principal bedroom with an en suite shower room, three further well-proportioned bedrooms, and a stylish family bathroom.

Externally, the home enjoys attractive gardens to the front and rear, with a patio seating area ideal for outdoor dining and relaxation. A large detached double garage, featuring an electric up-and-over door and a useful rear workshop/storage area, provides excellent space for vehicles or hobbies. There is also a driveway to the front offering off-street parking for two cars.

Internal viewing is highly recommended to fully appreciate the quality and space on offer in this superb family home.

## Features

- HIGH SPECIFICATION • DOUBLE DETACHED GARAGE AND DRIVEWAY • MODERN KITCHEN AND UTILITY • SUPERB MASTER SUITE • VERY LARGE LOUNGE • CLOSE TO SHOPS, SCHOOLS AND AMENITIES • THE PERFECT FAMILY HOME • LARGE GARDENS • VIEWING ESSENTIAL