

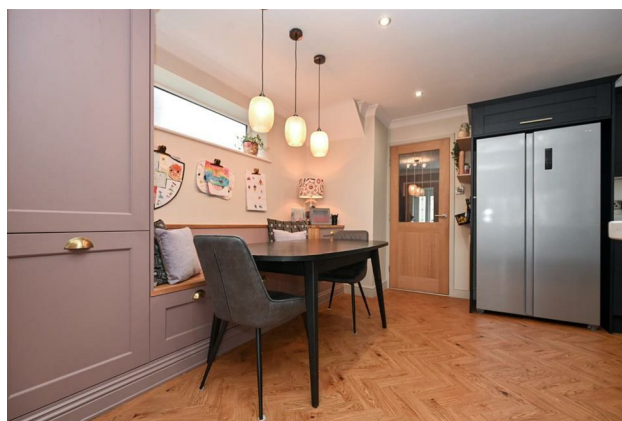
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HERE TO GET *you* THERE

33 Parkland View, Yeadon, Leeds, LS19 7DZ

Asking Price £450,000

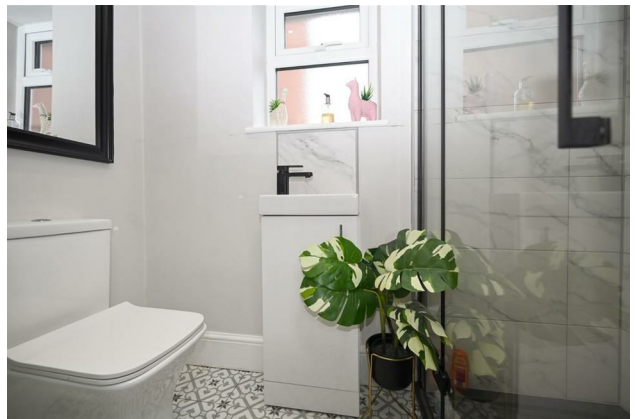
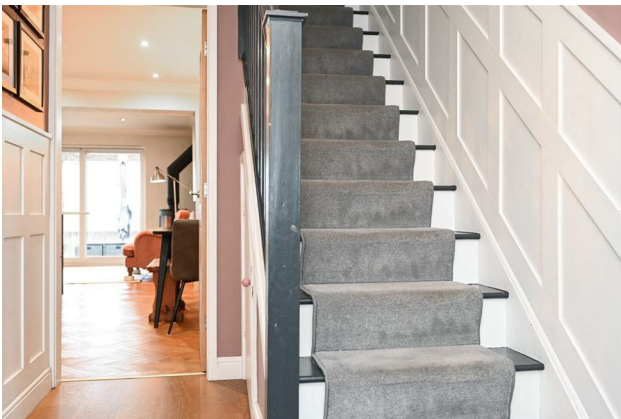
Property Images



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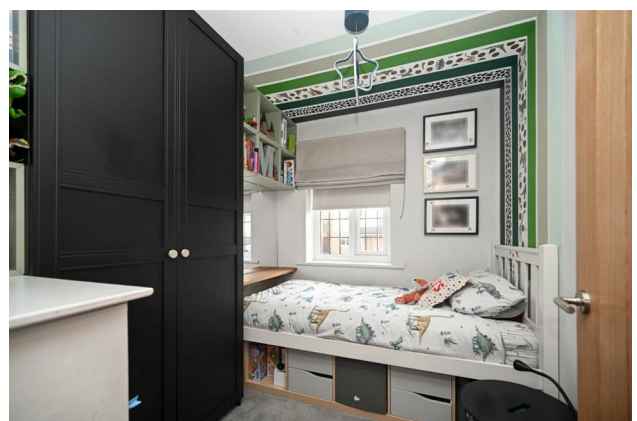
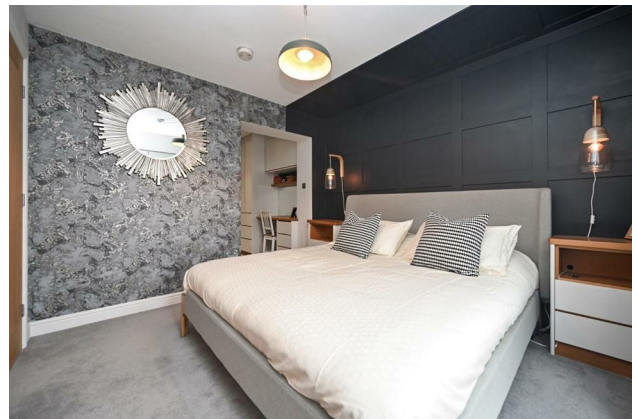
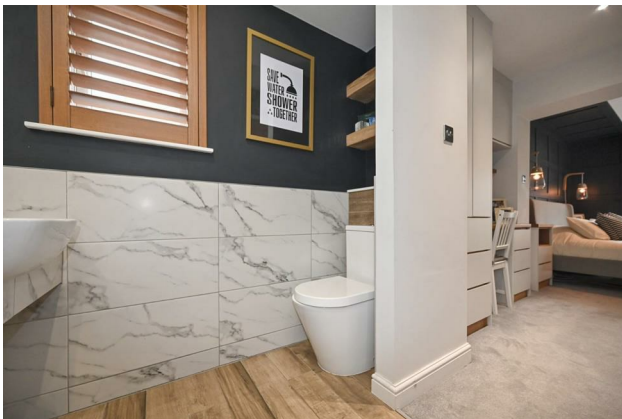
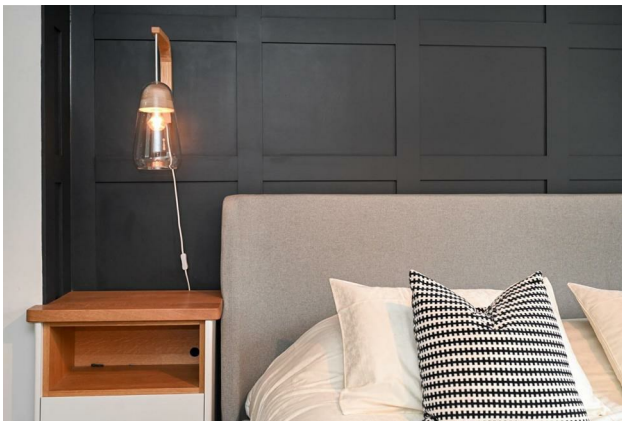
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Total Area: 145.0 m² ... 1561 ft²

All measurements are approximate and for display purposes only

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(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 - Detached Beds: 4 Bathrooms: 3 Receptions: 2
Tenure: Freehold

This exceptional detached family home has been extensively extended and thoughtfully designed over three floors, offering a perfect balance of modern living and comfort. Situated in a peaceful cul-de-sac, the property enjoys open views to the rear and is within easy reach of local amenities, highly regarded primary and secondary schools, and a train station, making it an ideal home for families.

Upon entering the property, the welcoming entrance porch provides a practical yet stylish space with built-in oak storage, boot shelves, and dedicated hat and glove boxes. The floor is finished with elegant Laura Ashley tiles, adding a touch of character. Moving into the hallway, the engineered solid oak flooring enhances the sense of warmth and quality, and there is a useful under-stairs storage cupboard.

The versatile ground floor layout includes a multi-purpose room that can serve as an office, dining room, living area, or playroom. This space benefits from a built-in window seat with integrated storage, featuring a solid oak top, as well as wooden window shutters that add both privacy and charm.

The heart of the home is the stunning open-plan kitchen, dining, and living area. Designed for both practicality and entertaining, the kitchen features quartz worktops, luxury vinyl flooring throughout, and a log burner that creates a cosy atmosphere. Additional highlights include a storage bench, a utility cupboard, and an integrated dishwasher. The ceramic sink comes complete with an integrated boiling water tap, while under-unit lighting, including a fun disco mode, adds a contemporary touch. The vaulted roof and Velux window allow for an abundance of natural light, and sliding doors lead directly to the garden, seamlessly blending indoor and outdoor living.

Adjacent to the kitchen, the utility room offers additional convenience with a sink, plumbing for a washing machine, space for a tumble dryer, and both base and wall units for storage. The vaulted roof with a Velux window enhances the light and space, and a side door provides easy access to the garden. The ground floor is completed by a well-appointed shower room, fitted with a WC, sink with storage, and a shower with mixer taps.

Ascending to the first floor, the landing provides access to a storage cupboard housing a newly installed boiler (December 2024) and an additional understairs cupboard. The family bathroom includes a bath with an overhead shower, sink, and WC.

The master suite is a standout feature, offering a luxurious retreat. It boasts a built-in dressing area with an oak top, an ensuite with double sinks, a walk-in shower with mixer taps, and a WC with shelving above. The bedroom also includes built-in bedside tables and wardrobes with ample storage. Patio doors open onto a Juliet balcony, providing uninterrupted views over the picturesque Engine Fields, creating a truly serene space.

Bedroom two is well-equipped with built-in bunk beds and alcove storage, while bedroom three benefits from a built-in wardrobe and overhead storage.

The second floor has been cleverly converted to create a spacious fourth bedroom with storage in the eaves and Velux windows, allowing for plenty of natural light. This floor also includes a convenient WC with a toilet and basin.

Outside, the front of the property offers parking for two cars side by side, along with a grassed garden area. The enclosed side garden includes a PodPoint electric car charger, an outside tap, and external electrical sockets. To the rear, the beautifully designed outdoor space features a patio with a pergola, decking, a lawn, and a dedicated play area. Additional storage is available beneath the decking, and a built-in shed to the side is equipped with electricity, providing a practical solution for storage needs.

This outstanding home effortlessly combines stylish design with modern functionality, making it a perfect choice for families seeking comfort, space, and convenience in a desirable location.

This beautifully extended detached family home spans three floors and is situated in a peaceful cul-de-sac with open views to the rear. The ground floor features a welcoming entrance porch, a versatile reception room, and a stunning open-plan kitchen, dining, and living area with a log burner and sliding doors to the garden. The first floor offers a luxurious master suite with a Juliet balcony, two additional bedrooms, and a family bathroom. The converted loft provides a spacious fourth bedroom and a WC. Outside, the property includes parking for two cars, a landscaped rear garden with a pergola, decking, and a built-in shed with electricity.

Features

• SUBSTANTIAL AND EXTENDED FAMILY HOME SET OVER THREE FLOORS • SUPERB OPEN PLAN LIVING KITCHEN WITH LOG BURNING STOVE • MASTER SUITE BEFITTING OF THE FINEST OF HOMES • LANDSCAPED GARDENS • CUL DE SAC POSITION • HIGH QUALITY FIXTURES AND FITTINGS THROUGHOUT • DRIVEWAY AND EV CHARGE POINT • UTILITY ROOM AND GUEST WC • LOVELY VIEWS TO THE REAR