



Aire View, Yeadon Leeds LS19 7TL

welcome to

Aire View, Yeadon Leeds

A beautifully extended detached family home with four bedrooms, stunning open-plan kitchen/diner/lounge, luxurious master suite with walk-in closet and en suite. Additionally there is a modern shower room, utility, WC, off-street parking and a private rear garden ideal for entertaining.



Hallway

A spacious and inviting hallway with access to the downstairs wc and utility room.

Living Room

A beautifully presented living room featuring an attractive fireplace, creating an inviting focal point. A charming log storage recess built into the walls adds both character and practicality, while a bay window to the front elevation allows plenty of natural light to flood the room, enhancing the welcoming atmosphere.

Kitchen/Lounge/Dining

An outstanding open-plan kitchen, lounge and dining space of impressive proportions, expertly designed to create a luxurious yet highly functional hub of the home. The bespoke-style kitchen is fitted with an extensive range of elegant shaker-style units, complemented by contrasting black handles and contemporary fixtures, together with a range of integrated appliances. A substantial central island provides additional preparation space, informal seating and a striking focal point to the room. Flooded with natural light from large skylights overhead, the space enjoys a bright and airy atmosphere throughout. The generous dining area offers ample room for a large table and chairs, making it ideal for family meals, dinner parties and entertaining on a grand scale. The comfortable lounge area features a stylish media wall, creating the perfect setting for relaxing and socialising. Impressive bi-fold doors open directly onto the garden, seamlessly blending indoor and outdoor living. Combining high-quality finishes, exceptional space and contemporary design, this truly superb room is perfectly suited to modern lifestyles and provides an exceptional entertaining space for family and friends alike.

Utility Room

A practical and well-appointed utility room fitted with useful storage cupboards, providing excellent additional space for household appliances and everyday essentials. Designed to keep the main living

areas clutter-free, the room offers a convenient and functional area for laundry and general storage.

Downstairs Wc

A tastefully decorated downstairs cloakroom fitted with a WC and hand basin set within a stylish vanity unit, providing useful storage while maintaining a clean and contemporary finish. Thoughtfully designed and beautifully presented, this practical space complements the quality and style found throughout the home.

Bedroom One

A spacious and beautifully presented double bedroom offering a luxurious retreat. The room benefits from a generous walk-in closet, providing excellent storage and dressing space, while direct access leads to a stylish en suite bathroom. Well-proportioned and filled with natural light, this impressive principal suite combines comfort, practicality and elegance to create a superb private sanctuary.

En-Suite

A beautifully appointed and luxurious en suite bathroom, expertly finished to create a sophisticated and relaxing retreat. The centrepiece of the room is an elegant free-standing bath, enhanced by striking feature mirrored tiling that adds a sense of glamour and light. Completing the suite are a contemporary WC and stylish hand basin, all presented to an exceptional standard.

Bedroom Two

A good sized double bedroom offering plenty of space for a range of free-standing furniture, including wardrobes, drawers and bedside tables. Bright and well-proportioned, the room provides a comfortable and versatile space that can easily accommodate a variety of lifestyle needs.

Bedroom Three

A well-proportioned double bedroom offering comfortable accommodation and excellent versatility. With ample space for a double bed and a

range of furniture, the room is ideal as a guest bedroom, children's room or home office

Bedroom Four

A well-presented double bedroom offering a comfortable and versatile space, ideal for a child's room, nursery, home office or guest accommodation.

Shower Room

A stylish and contemporary shower room featuring a sleek shower cubicle finished with attractive metro-style tiling, creating a timeless and elegant appearance. Complemented by a modern hand basin and quality fittings, the room is beautifully presented and designed to offer both practicality and comfort for everyday use.

Office

A versatile office space, ideal for those working from home. Offering ample room for a desk, storage and additional office furniture, the space provides a quiet and productive environment away from the main living areas. Equally suitable as a study, hobby room or snug, this flexible room is perfectly suited to modern lifestyles.

Outside

To the front of the property is a block-paved driveway providing convenient off-road parking and an attractive approach to the home. The rear garden has been thoughtfully designed for both relaxation and entertaining, featuring a substantial paved seating area that is partially covered, creating an ideal space for outdoor dining and social gatherings in all seasons. Beyond the patio lies a well-maintained lawn, offering plenty of space for children to play or for keen gardeners to enjoy, all enclosed within a private and welcoming setting.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the



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Aire View, Yeadon Leeds

- BEAUTIFUL EXTENDED DETACHED FAMILY HOME
- FABULOUS KITCHEN/DINER/LOUNGE
- FOUR GOOD SIZE BEDROOMS
- MASTER SUITE WITH WALK IN CLOSET & LUXURIOUS BATHROOM
- MODERN SHOWER ROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£550,000



Please note the marker reflects the postcode not the actual property

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