



Highlea Close, Yeadon Leeds LS19 7LU

welcome to

Highlea Close, Yeadon Leeds

A spacious and beautifully presented semi-detached home offering stylish and versatile living throughout. Featuring a modern kitchen/diner, two reception rooms and three well-proportioned bedrooms. Benefiting from front and rear gardens, plus a driveway providing parking for multiple vehicles.



Yeadon

Yeadon is a charming small town located approximately 8 miles from Leeds City Centre. The High Street offers a variety of amenities, including bars, cafes, restaurants, and two supermarkets. Regular bus services connect Yeadon to Leeds, Bradford, and surrounding areas, making it ideal for commuters. The town is home to Yeadon Tarn, a scenic spot perfect for leisurely walks, green spaces, and a children's play park. Yeadon Town Hall, a beautiful Grade II listed building from the 1880s, hosts numerous shows and concerts throughout the year and features the delightful Stage Door Café and licensed bar.

Porch

A fabulous space for coats and shoes.

Hallway

With stairs leading to the first floor.

Lounge

A bright and airy room featuring an attractive fireplace and double doors leading to the dining area, offering the option of a more open-plan living space with luxury vinyl click flooring continuing throughout the ground floor. The front-facing bay window allows plenty of natural light to fill the room.

Kitchen/Diner

A stunning, contemporary kitchen/diner beautifully appointed with sleek grey high-gloss cabinetry, delivering a refined and sophisticated finish. The space is thoughtfully designed with a range of high-quality integrated appliances, seamlessly blending style with practicality. There is generous room for a dining table and chairs, creating an inviting setting for both everyday living and elegant entertaining. Flowing effortlessly into the open-plan rear lounge, the layout offers a luxurious, light-filled environment perfect for modern lifestyles and boasting luxury vinyl click flooring throughout.

Rear Lounge

A superb addition to the home, this rear lounge

offers versatile extra living space ideal for modern family life. Beautifully enhanced by fully glazed bi-fold doors, the room is flooded with natural light and opens seamlessly onto a decked seating area, creating a perfect setting for indoor-outdoor living and entertaining.

Bedroom One

A generously proportioned double bedroom featuring fitted wardrobes, offering ample storage while maintaining a sleek and uncluttered feel. The room provides a comfortable and relaxing retreat, enhanced by plenty of natural light and a well-balanced layout.

Bedroom Two

A spacious double bedroom offering a comfortable and versatile layout, with ample room for a range of free-standing furniture. The space is bright and welcoming, providing an ideal setting for rest and relaxation and boasts beautiful countryside views.

Bedroom Three

A spacious double bedroom offering a comfortable and versatile layout, with ample room for a range of free-standing furniture. The space is bright and welcoming, providing an ideal setting for rest and relaxation.

Bathroom

A well-appointed bathroom comprising a bath with shower over, WC, and a stylish hand basin set within a vanity unit offering useful storage. The space is enhanced by attractive tiling to the splash areas, creating a clean and contemporary finish.

Outside

To the front, the property benefits from a low maintenance artificial lawn alongside a driveway providing off-street parking. To the rear, the garden is designed with low maintenance in mind, featuring a decked seating area directly accessed from the rear lounge—ideal for entertaining—leading down to a practical pebbled area that offers additional outdoor space.

Garage

The property also benefits from a single detached garage, providing secure parking or valuable additional storage space.

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 property purchase does not go ahead.



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Highlea Close, Yeadon Leeds

- SPACIOUS SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- STYLISH KITCHEN/DINER
- TWO RECEPTION ROOMS
- THREE GOOD SIZE BEDROOMS

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers over

£285,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEA107508 - 0005

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