Ornella's Estates

PROUDLY INDEPENDENT



29 Barfield Avenue

Yeadon, Leeds, LS19 7SH

Price £239,950

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INTRODUCTION

NEW INSTRUCTION. A Fantastic Opportunity in a Sought-After Yeadon Location – Chain Free!

Perfectly positioned on a desirable corner plot in the ever-popular area of Yeadon, this fabulous semi-detached home offers an exciting opportunity for first-time buyers, downsizers and those looking for a property with fantastic potential to create their dream home.

With generous outdoor space and excellent scope to extend (subject to the necessary planning permissions), this is a home that offers so much more than first meets the eye!

The property enjoys a chain-free position and is ideally located close to a fantastic range of local amenities, nurseries and well-regarded primary and secondary schools, making it an appealing choice for a variety of buyers.

Internally, the accommodation briefly comprises a welcoming, light and airy entrance hallway, a spacious family lounge providing the perfect place to relax and unwind, and a fitted kitchen.

To the first floor are two generously proportioned double bedrooms and a house bathroom.

Externally, the property really comes into its own! There is a driveway providing valuable off-street parking, an attractive front garden, a particularly generous side garden offering excellent potential, and a private rear patio garden – plenty of outdoor space to enjoy and endless possibilities for those with an eye for potential.

A wonderful opportunity to secure a home in a sought-after location, with space, potential and the chance to add your own stamp.

Properties offering this combination of location, outdoor space and future potential are always popular, so early viewing is strongly recommended to avoid disappointment!

LOCATION

Barfield Avenue is ideally situated in the popular residential area of Yeadon, offering a wonderful balance of family-friendly living, convenience and beautiful surrounding countryside. The location is particularly appealing for families, with a good selection of nurseries and schools nearby, including Partou Yeadon Day Nursery & Pre-School, Active Kids Day Nursery and Rufford Park Primary School and Nursery, as well as Yeadon Primary School, SS Peter & Paul Catholic Primary School and Queensway Primary School and Nursery. For older children, nearby secondary schools include Benton Park School, Guiseley School and St Mary's Menston Catholic Voluntary Academy. There are also lovely opportunities to enjoy the outdoors, with picturesque walks through the nearby woods and green spaces, including Nunroyd Park, with its woodland areas, open green spaces and peaceful surroundings, as well as the beautiful walks around Yeadon Tarn, perfect for a leisurely stroll, walking the dog or enjoying time outdoors with family. Yeadon itself offers a fantastic range of local amenities, with a variety of independent shops, supermarkets including Aldi, Morrisons and Sainsbury's, cafés, traditional pubs, takeaways and restaurants. Popular local eateries include Murgatroyds, Il Piacere, Cinnamon Restaurant and The Corner 19 Café & Bistro. There are also local GP and medical facilities, pharmacies, leisure facilities and excellent transport links, with Guiseley railway station nearby and Leeds Bradford Airport just a short distance away. Overall, Barfield Avenue enjoys a lovely position, combining the convenience of everyday amenities, a choice of schools and childcare, welcoming local eateries and beautiful green spaces, making it a fantastic place to call home.

HOW TO FIND THE PROPERTY

SAT NAV LS19 7SH

APPROACH

As you approach this lovely home, the first thing you see is the size of the corner plot.

ACCOMMODATION

ENTRANCE HALLWAY

Step inside this light and airy hallway. Comprising Upvc double glazed door to the front elevation. Floor to ceiling Upvc double glazed window to the front elevation. Single radiator. Stairs to first floor.

FAMILY LOUNGE

16'10" bay x 10'9" (5.154 bay x 3.281)

This is a lovely spacious light and airy family lounge. Offering an abundance of natural light and comprising Upvc double glazed windows to front and rear elevations. Electric feature fire. TV point. Coving to ceiling.

FITTED KITCHEN

15'7" x 10'2" (4.771 x 3.115)

Again offering an abundance of natural light and comprising Upvc

double glazed windows to the front, side and rear elevations. Upvc double glazed door to the rear elevation. A wide range of wall and base units with laminate worktops over. Points for washing machine and fridge freezer. Stainless steel sink one and a half bowl single drainer. Integral electric cooker with gas hob and stainless steel extractor fan over. Part tiled walls. Understairs storage. Double radiator.

FIRST FLOOR

LANDING AREA
Comprising Upvc double glazed window to rear elevation. Access to loft. Doors leading to:

BEDROOM.1.
14'11" recess x 10'9" (4.554 recess x 3.283)
Again offering an abundance of natural light this fabulous double bedroom comprises Upvc double glazed windows to the front and rear elevations. Radiator. Fitted wardrobes. Dressing table and draws. TV point.

BEDROOM.2.
10'3" x 9'0" (3.144 x 2.757)
Another double bedroom comprising Upvc double glazed window to the front elevation. Radiator. Storage cupboard.

HOUSE BATHROOM
6'11" x 5'5" (2.111 x 1.655)
Comprising Upvc double glazed window to the rear elevation. Bath with electric shower over. Low level w.c. Wash hand basin. Part tiled walls. Radiator.

OUTSIDE

DRIVEWAY
Providing off street parking

GARDENS FRONT, SIDE AND REAR
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ESTATE AGENCY SERVICES DECLARATION
Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

MORTGAGES
DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOUD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

PROPERTY OMBUDSMAN
ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

BROCHURE
PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.









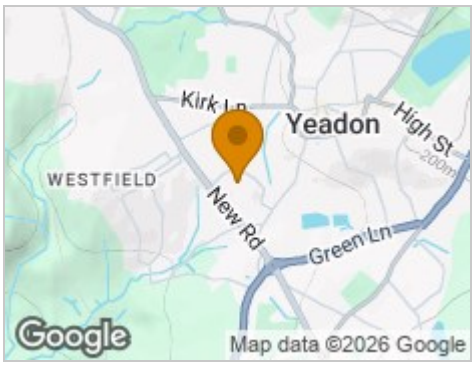
Road Map



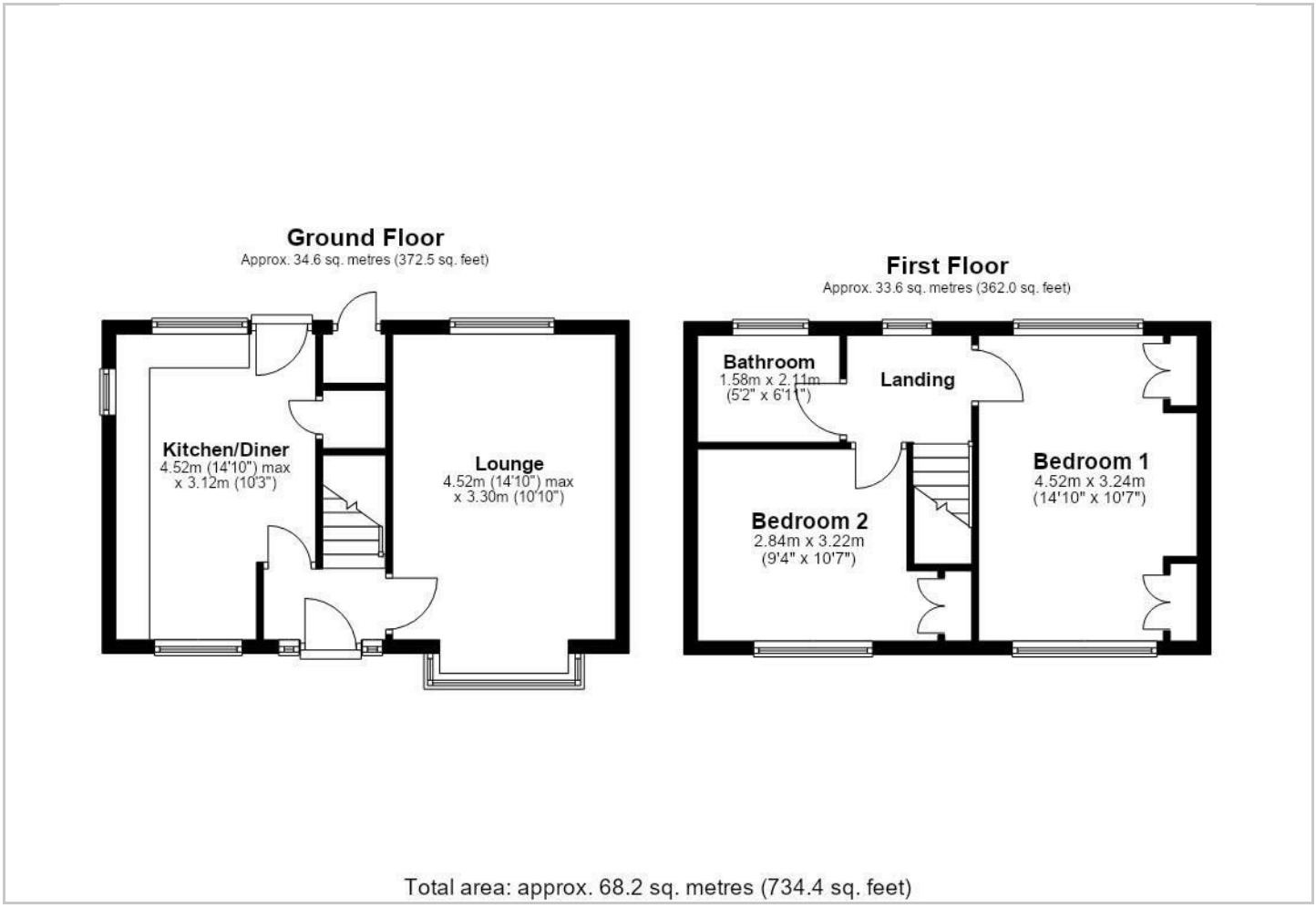
Hybrid Map



Terrain Map



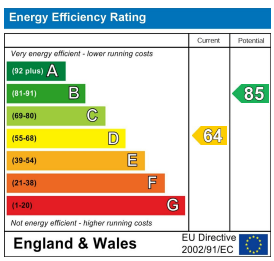
Floor Plan



Viewing

Please contact our Ornella's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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