

HARDISTY AND CO



**Hawthorn Drive
Yeadon**



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£310,000
Guide Price

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EXTENDED & SPACIOUS THREE bed., semi detached family home offering FABULOUS, MODERN, STYLISH & HIGH SPEC., LIVING/DINING KITCHEN to the ground floor, with large bay window to the front & bifold doors to the rear giving access to a seating area with glazed balustrade & some WONDERFUL LONG DISTANCE VIEWS! PRIME Yeadon location, minutes to amenities, SCHOOLS, Yeadon Tarn & with great COMMUTER LINKS. Briefly, entrance hall, the impressive Living/Dining Kitchen space, generous utility, downstairs shower room, TWO DOUBLE beds., both with fitted furniture, single/child's room/office & modern, stylish house SHOWER ROOM. Access to the BOARDED LOFT. Fitted with a full alarm system throughout, controlled via an app. Early viewing of this superb property is a must! Will not be around for long! EPC - E



INTRODUCTION

We are delighted to offer onto the market this impressive, modern and stylish three bedroom semi detached family home! Fitted with a full alarm system throughout, controlled via an app. Sited in such a prime Yeadon location, minutes to amenities, schools, the Tarn and with great commuter links, early viewing is a must for this one! There is a fabulous, large, open living/dining kitchen space to the ground floor measuring some 32' x 21' with dual aspect, bifolding doors out to a raised seating area with glazed balustrade, lovely long distance views and steps down to an enclosed, sunny, terrace - perfect for sitting out or for entertaining. There is a large useful under house storage down here too. A generous utility can be found off the kitchen along with a useful downstairs shower room. Upstairs are two double bedrooms, both with fitted furniture, a single/child's room or maybe a home office and fully tiled, modern, stylish house shower room. Access to the boarded loft. Outside, the front is low maintenance too with driveway parking. So much on offer here in such a sought after location!

LOCATION

This property is situated in a very enviable location close to access routes yet retaining a semi-rural feel. Yeadon town centre has many amenities including a wide range of shops and recreational facilities with excellent local schools and is close to the neighbouring town of Guiseley and Rawdon where there are further

shops and restaurants. The A65 goes directly into Leeds City centre with access routes to Bradford City centre. There is a rail link from Guiseley station and Horsforth stations to Leeds. For the more travelled, Leeds/Bradford Airport is a short drive away.

HOW TO FIND THE PROPERTY

SAT NAV - Post Code - LS19 7XB.

GROUND FLOOR

Composite entrance door with transome over and side light to ...

ENTRANCE HALL

With staircase up to the first floor and doors to ...

OPEN LIVING/DINING KITCHEN

32'0" x 21'7"

A truly stunning, open, bright and airy family space with dual aspect to the front and rear elevations. Bay fronted windows with colonial shutters and with bifolding doors out to the rear so flooded with natural light, with engineered oak flooring and contemporary style central heating radiators. Perfect for day to day living but such a great space for entertaining too on those warm summer evenings! There's a raised seating area to the immediate rear with glazed balustrade and steps leading down to the paved terrace with access to useful under house storage.

ACCOMMODATION

The property benefits from engineered oak flooring to the open living/dining kitchen area.

KITCHEN AREA

An impressive, quality, seamless fitted kitchen with quartz worksurfaces providing comprehensive storage and worktop space. Useful movable island, large Range style cooker with numerous ovens and hobs and contemporary canopy over. Full size fridge, separate tall freezer, dishwasher and wine cooler. Stunning bright red splashbacks and recessed spotlighting. Inset sink with mixer tap/boiling water tap. Large bay window to the front elevation with colonial shutters. Lovely window seat where you can sit and chat whilst preparing a meal.

DINING

Another fabulous family space with Velux windows with remote operating blinds, continuation of the engineered oak flooring and feature, HWAM log burner controlled via an app - such an amazing focal point and perfect for those chilly nights in or for when the bifolding doors are open and you still need a bit of warmth. Bi folding doors with integral blinds.

LIVING AREA

Ample space here for a couple of large sofas, the oak flooring continues as does the recessed spotlighting.

UTILITY

10'1" x 6'8"

Such a useful, practical space offering additional storage and worktop space, inset sink with mixer tap, modern flooring and recessed spotlighting. Plumbing for a washing machine and space for a dryer. Ample space



for coats, wellies, bags, etc., in here too with access out to the front, window to the front and Velux skylight.

DOWNSTAIRS SHOWER ROOM

6'8" x 3'5"

So well planned and such a must for a busy family home! Modern and stylish, fully tiled to walls and floor and with shower enclosure, thermostatic shower/controls WC and wash hand basin.

FIRST FLOOR

LANDING

With a window to the side elevation and doors to ...

BEDROOM ONE

14'4" x 8'8"

A good size Master bedroom at the front of the house with fitted furniture, large box bay window with colonial shutters flooding the room with natural light and with pleasant outlook.

BEDROOM TWO

9'8" x 9'0"

A comfortable double bedroom with pleasant outlook over the rear garden and beyond, fitted furniture and recessed spotighting.

BEDROOM THREE

8'3" x 5'3"

A single/child's bedroom or maybe a home office with a window to the front elevation.

HOUSE SHOWER ROOM

5'0" x 5'6"

A modern and stylish fully tiled house shower room incorporating a shower enclosure, thermostatic shower/controls, WC and floating basin with mixer tap. Window to the rear elevation.

OUTSIDE

There is a fabulous, low maintenance family space to the rear with mature borders, shrubs and trees. Steps up lead to another seating area accessed from the Living/Dining Kitchen with glazed balustrade and offering some wonderful long distance views. Accessed from the terrace below is a large amount of useful under house storage. The front garden is enclosed too, low maintenance with block paving and has driveway parking. Outside electrical sockets and taps to front and rear.

BROCHURE DETAILS

Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.

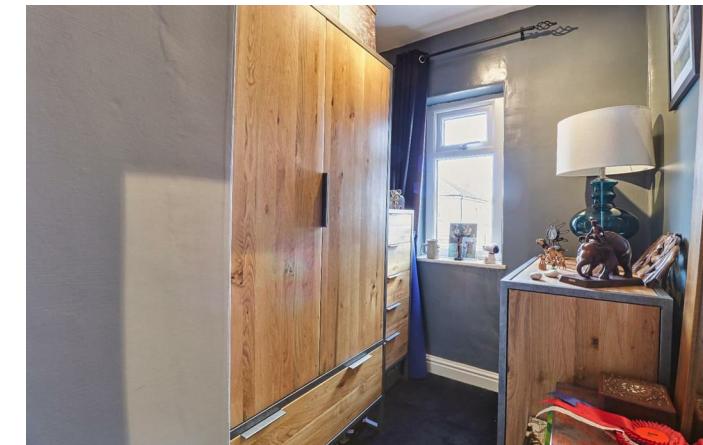
SERVICES - Disclosure Of Financial Interests

Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants

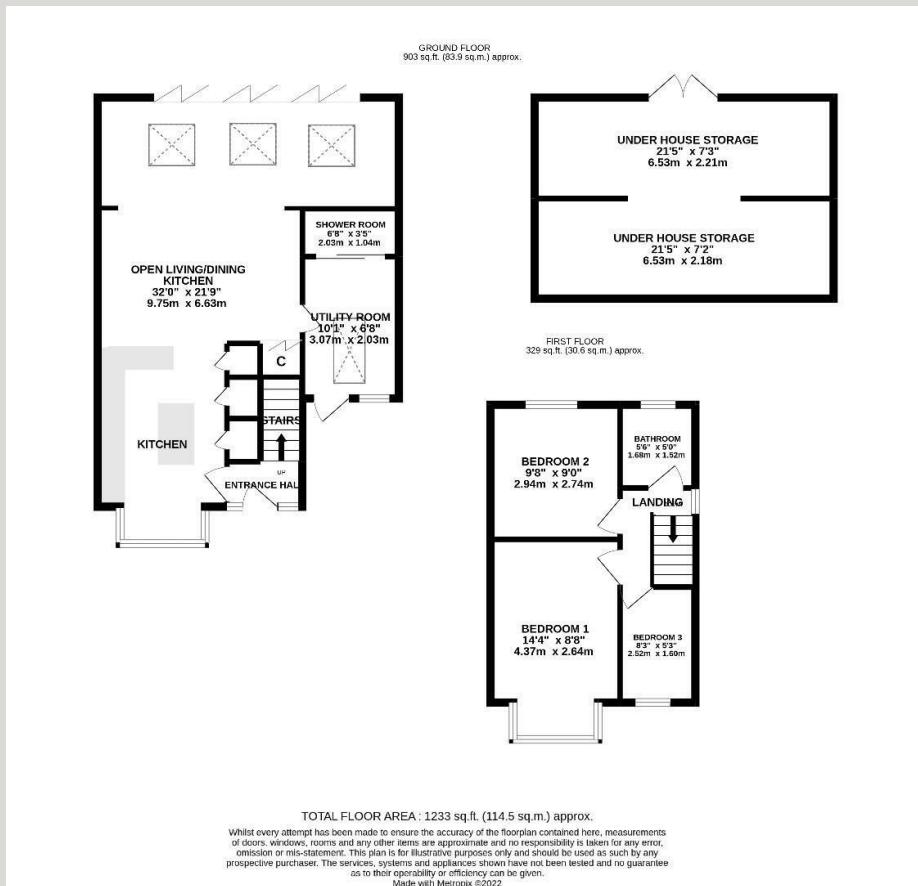
and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contactors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website.

MORTGAGE SERVICES

We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today option 3.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.



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