

# enfields



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Kirk Lane, Yeadon, LS19 7ET

End Terrace Period Home , **£750,000**

**Bursting With Charm And Character : Formal Lounge And Dining Room : Dual Aspect Breakfast Kitchen : Play Room And Office : Five Double Bedrooms And A Large Single Bedroom : Bathroom And Shower Room : Integral Garage And Workshop : Gardens To Front And Rear : Potential To Convert The Lower Ground Floor Into A Separate Dwelling Or Home Business**



# PROPERTY DETAILS

Enfields are delighted to offer for sale this impressive and substantial six bedroom Victorian end terrace which is situated on the border of Yeadon and Guiseley.

Larger than average with period features, this home is situated within a range of local amenities including shops, supermarkets, post office, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, local golf courses, woodland and parkland including Nunroyd Park. There is close proximity to good private and local schooling at primary, secondary and tertiary level. The property is also close to extensive transport links including the ring road, Guiseley and Apperley train stations making the location ideal for commuting into Leeds, Harrogate, York or further afield to such places like Manchester and London.

The property comprises to the ground floor; entrance hallway, formal lounge, dining room, breakfast kitchen and utility with WC. To the first floor; principle bedroom, three further bedrooms and a bathroom. To the second floor; large landing with loft storage, two bedrooms and a shower room. To the lower ground floor; entrance hallway, playroom, office with storage, workshop and integral garage.

The property benefits from a picture perfect front garden with mature shrubs and bushes with a private and sunny rear garden. Parking is provided by means of a driveway, carport and integral garage. Given the style, quality and size this home has to offer, an internal viewing is highly recommended to appreciate the accommodation this family home has to offer. Freehold, EPC rating E and Council Tax Band F. For further information regarding this property please contact Wharfedale Estate Agents, Enfields.

# FLOOR PLANS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Entrance Hall

With a gas central heated radiator, open staircase leading to first floor landing, solid door to front aspect with a mosaic tiled part to flooring.

## Lounge

*17' 5" x 13' 9" (5.3m x 4.2m)*

A dual aspect lounge with UPVC sash windows, to both front and side aspect. A feature fireplace with an open fire mounted on a slate hearth, decorative ceiling cornice and ceiling rose and two gas central heated radiators.

## Dining Room

*15' 1" x 12' 6" (4.6m x 3.8m)*

With large UPVC double glazed sash windows to rear aspect, decorative ceiling cornice and ceiling rose, gas central heated radiator and a feature marble fireplace with a closed off fire and useful built-in storage.

## Kitchen/Breakfast Room

*19' 4" x 12' 10" (5.9m x 3.9m)*

A dual aspect room having UPVC double glazed windows to rear aspect and UPVC sash windows to side aspect, two gas central heated radiators, space for dining table, built-in storage cupboards. Kitchen has matching high and low level storage units with a role edge laminate work top, stainless steel sink and drainer with a chrome mixer tap. Space for gas or electric cooker and space for dishwasher.

## Utility room

Space and plumbing for washing machine and dryer, a Belfast style sink with a chrome mixer tap with shower attachment, low level WC, towel heated radiator and UPVC double glazed sash window to front aspect.

## First Floor Landing

Open staircase leading to second floor and doors leading to first floor rooms.

## Principle Bedroom

*17' 5" x 13' 9" (5.3m x 4.2m)*

With UPVC double glazed sash windows to front aspect, gas central heated radiator and a hand wash basin mounted over a vanity unit. Decorative coving and ceiling rose.

## Bedroom two

*15' 1" x 13' 1" (4.6m x 4m)*

Dual aspect room having two UPVC double glazed sash windows to both rear and side aspect and a gas central heated radiator.

## Bedroom Three

*15' 5" x 13' 9" (4.7m x 4.2m)*

With a UPVC double glazed sash window to rear aspect, gas central heated radiator and a hand wash basin built into a cupboard with tiled splash back.

## Bedroom Six

*11' 10" x 6' 7" (3.6m x 2m)*

With UPVC double glazed sash window to front aspect and gas central heated radiator.

## Bathroom

A three-piece suite comprising; Low level WC, hand wash basin, P shaped bath with a chrome mixer tap and an electric shower over, useful storage cupboard, tiled effect flooring, UPVC double glazed opaque window to side aspect and heated towel radiator.

## Second Floor

Access to store room in the eaves, inner hallway with shelving and a useful storage/airing cupboard housing hot water tank. Skylight to ceiling.

## Bedroom Four

*15' 1" x 12' 10" (4.6m x 3.9m)*

With a Velux window to rear aspect, gas central heated radiator and a pedestal hand wash basin with chrome mixer tap.

## Bedroom Five

*12' 6" x 12' 2" (3.8m x 3.7m)*

With UPVC double glazed sash window and gas central heated radiator.

## Shower Room

A three-piece suite comprising low level WC, pedestal hand wash basin with walk-in thermostatic controlled power shower. Towel heated radiator and a UPVC dorma double glazed window to side aspect with park views.

## Lower Ground Floor

Hallway with high security composite door leading out to side aspect, gas central heated radiator and staircase leading back up to the ground floor.

## Playroom

*9' 6" x 14' 1" (2.9m x 4.3m)*

With Victorian coving, a UPVC double glazed sash window to side aspect and gas central heated radiator.

## Office

*11' 6" x 10' 6" (3.5m x 3.2m)*

With a UPVC double glazed window to front aspect and pipes for a central heating radiator. Useful large storage rooms.

## Workshop and Garage

With an up and over door, power and lighting to garage. Workshop has UPVC double glazed window to rear aspect, UPVC sash window to side aspect. Storage, power, lighting and also houses the boiler.

## Outside

Occupying a larger than average plot, to the front of the property there is a private sunny and secure garden which is mainly laid to lawn, decorative borders with mature shrubs, bushes and trees with a gate leading to the side of the property with shared access to the rear. A long driveway which can be used for parking as well as a car port. Attractive dry-stone wall sharing boundaries with Nunroyd park leading down to rear garden. Rear Garden: private, secure and sunny, mainly laid to lawn, it has decorative borders with mature shrubs bushes, trees. Drystone walls and timber fencing to boundaries and a purpose-built timber shed ideal for storage.