



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.



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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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