Ornella's Estates

PROUDLY INDEPENDENT




# 1 Joffre Mount

Yeadon, Leeds, LS19 7QJ

Price £365,000

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### INTRODUCTION

A Much-Loved Edwardian Family Home with Stunning Views

Set in an enviable elevated position within a highly sought-after Yeadon cul-de-sac, this beautiful and much-loved Edwardian family home is a truly special property. Oozing charm, character and warmth, while offering generous and versatile living space, this wonderful home is perfectly suited to a growing family.

From its elevated position, the property enjoys breathtaking far-reaching views, with the beautifully maintained tiered gardens providing the most wonderful setting in which to relax, entertain and enjoy the peaceful surroundings.

Ideally positioned for families, the property is within easy reach of a range of well-regarded local primary and secondary schools, whilst Yeadon Town Centre is close by, providing an excellent choice of everyday amenities, supermarkets, independent shops, cafés, bars and restaurants. Yeadon Tarn is also right on the doorstep, offering a fantastic place to enjoy the outdoors.

Stepping inside, the property immediately feels warm, welcoming and full of character. The spacious entrance hallway leads through to a fabulous family lounge, a generous family dining room and a charming country-style kitchen, creating a lovely flow for both everyday family life and entertaining.

To the lower ground floor is a particularly useful spacious cellar, providing three separate storage rooms and excellent additional storage space.

The first floor offers three well-proportioned bedrooms together with the family bathroom, providing comfortable accommodation for a growing family.

Outside, the property continues to impress. There is off-street parking to the front, with access to the house via an elevated approach and steps leading to the front door.

The beautifully maintained tiered gardens are undoubtedly one of the property's standout features. Offering spectacular views across the surrounding landscape, they provide a tranquil and private space to sit out during the warmer months — the perfect spot to enjoy a glass or two of wine with family and friends while taking in the breathtaking outlook.

To the rear is a further garden with a pleasant patio seating area and, importantly, easy level access into the kitchen, making this part of the property particularly practical for those who may find steps difficult.

There is access from the end of South View Terrace, with a small walkway leading directly to the property, providing an alternative and convenient entrance.

A home of genuine charm and character, with wonderful views, beautiful gardens and an enviable location, this property offers a fantastic opportunity for a family looking for something truly special.

Early viewing is absolutely essential to fully appreciate the warmth, space, character and exceptional setting this beautiful home has to offer.

### WHAT OUR VENDORS SAY

My husband and I fell in love with the house on our first visit over 40 years ago. The house stands impressively at the end of the cul-de-sac. I just love the amazing views from the front of the house and gardens and everyone who visits the house is amazed how far you can see. The house is in a very peaceful location, and we just loved being able to sit out and enjoy the peace and quiet. We are so near the centre of Yeadon, which has been so helpful for nipping out to Morrisons when we forget something and being able to just walk to the pubs and restaurants on an evening. Yeadon Tarn is close by, my husband used to love being able to just head out for a quiet walk without the need of having to get the car out.

The house itself is wonderful, all the rooms are spacious and lots of light floods in through the large windows. It oozes character from the minute you enter the front door.
We have raised our two daughters in this house, and we have loved holding big family gatherings, with the extended family all coming round. The dining room is cozy with the log burner and is large enough for a nice sized table, so all the family can sit round and then retire to the comfy lounge afterwards. It looks fabulous at Christmas with a large tree in the bay window and has made our Christmas's extra special.

All the bedrooms are a good size, even the smallest bedroom is bigger than average, which helped when my daughters were deciding who would have each room. My grandson loves it as it is his bedroom at 'Nanny's house'.

I am a very keen gardener and have loved my time working in the garden. The front garden is a suntrap as it is south facing, and it is lovely sitting in the garden on an evening looking at the fabulous view. The back garden is shadier but still quiet and safe for children and pets to run around. I ran out of garden space a few years ago and started to collect pots which I have planted up with colourful plants, and they add to the attractive garden.

We have lived here for over 40 happy years, after losing my husband and my children are now all grown up and have their own homes, the house is too big, and I want to move closer to my daughter and grandson in Baildon. It is a very special house, and I hope the next owners appreciate it, and are as happy here, as we have been.

### LOCATION

Yeadon is one of North Leeds' most sought-after family locations, offering an excellent blend of highly regarded schools, superb transport links, local amenities and beautiful countryside on the doorstep. Families are well catered for with a range of nursery and primary education options including Yeadon Westfield Infant School, Yeadon Westfield Junior School, St Peter & Paul's Catholic Primary School, Queensway Primary School and Rufford Park Primary School, together with highly regarded secondary schools including Guiseley School, St Mary's Catholic High School and Benton Park School.

The area is exceptionally well connected, with regular bus services into Leeds, Bradford, Harrogate and surrounding towns, while Guiseley Railway Station provides direct rail links to Leeds, Bradford and Ilkley. For commuters and frequent travellers, Leeds Bradford Airport is just a short drive away, offering a wide range of domestic and international destinations.

Residents enjoy an excellent selection of local amenities, including Morrisons, ALDI and Sainsbury's Local, along with additional supermarkets and retail facilities in nearby Guiseley.

Yeadon also boasts a thriving café and dining scene with popular local favourites including THE CORNER 19 CAFE & BISTRO, Never Enough Thyme, Somewhere Different, Fikos Mediterranean Kitchen, Murgatroyds Fish & Chip Restaurant & Takeaway, Sweet Basil Valley and The White Swan, Yeadon.

For those who enjoy an active lifestyle, local fitness facilities include New Era Fitness Ltd, whilst nearby leisure centres, golf clubs and sports facilities offer something for all ages.

Nature lovers are spoiled for choice with picturesque walks around Yeadon Tarn, Nunroyd Park, Rawdon Billing, Esholt Woods, Otley Chevin and the beautiful Yorkshire countryside that surrounds the area. Combining excellent amenities, outstanding connectivity and a strong sense of community, Yeadon continues to be one of the most desirable places to live in the Leeds area.

### HOW TO FIND THE PROPERTY

SAT NAV LS19 7QJ

### APPROACH

Accessed via Rufford Close, the property is found on the left hand side at the head of the cul-de-sac. Offering great kerb appeal and comprising:

### ENTRANCE HALLWAY

Enter this charming home and you immediately appreciate the character. Comprising composite entrance door to the front elevation. Single radiator. Tiled flooring. Stairs to first floor. Coving to ceiling. Doors leading to:

## LARGE FAMILY LOUNGE

16'8" from bay window x 12'5" into recess (5.089 from bay window x 3.786 into recess)

Oozing character and space with high ceiling. this beautiful family lounge comprises Upvc double glazed windows to the front elevation bay boasting breath taking views. Wooden beams. Gas fire. Single radiator. TV point. A place where you can just sit and enjoy just staring out of the window.

## FAMILY DINING ROOM

13'1" x 12'1" chimney breast (4.011 x 3.702 chimney breast)

Great for entertaining family and friends. Many festive dinners and Sunday lunches would have been served here. Comprising two Upvc double glazed windows to the rear and side elevations. Stone fireplace with a beautiful wood burning stove. Wooden Beams. TV point. Radiator.

## COUNTRY KITCHEN

12'11" x 5'9" (3.956 x 1.763)

This lovely country kitchen comprises Upvc double glazed windows to the rear elevation. Stable door to the rear elevation. Wall and base units with granite worktops. Integral electric cooker. Gas hob with extractor fan over. Tiled flooring. Points for dishwasher and fridge freezer. Single radiator. Belfast sink. Door leading to:

## CELLAR

This is a spacious cellar with three storage rooms. One houses the boiler. Points for washing machine and dryer.

## FIRST FLOOR

## LANDING AREA

Charm and character continue throughout. Comprising exposed stone walls. Beams. Doors leading to:

## BEDROOM.1.

10'4" fitted wardrobes x 12'5" into recess (3.155 fitted wardrobes x 3.794 into recess)

This is a spacious double bedroom. Comprising Upvc double glazed windows to the front elevation boasting breath taking views, without even having to get out of bed. Fitted wardrobes. Cast iron feature fire place. Single radiator.

## BEDROOM.2.

10'5" x 12'11" into recess (3.183 x 3.951 into recess)

Another fabulous double bedroom comprising Upvc double glazed window to the rear elevation. Single radiator.

## BEDROOM.3.

10'8" x 5'10" (3.254 x 1.785)

A good size single comprising Upvc double glazed window to the rear elevation. Single radiator.

## HOUSE BATHROOM

7'7" x 5'7" (2.327 x 1.703)

Comprising Upvc double glazed window to the front elevation boasting breath taking views. Bath with electric shower over. Low level w.c. Wash and basin. Storage cupboard. Single radiator. Wood flooring.

## OUTSIDE

## OFF STREET PARKING

To the front of the property there is off street parking.

## FRONT AND REAR GARDENS

The beautifully maintained tiered gardens are undoubtedly one of the property's standout features. Offering spectacular views across the surrounding landscape, they provide a tranquil and private space to sit out during the warmer months — the perfect spot to enjoy a glass or two of wine with family and friends while taking in the breathtaking outlook.

To the rear is a further garden with a pleasant patio seating area and, importantly, easy level access into the kitchen, making this part of the property particularly practical for those who may find steps difficult.

## 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.

## PROPERTY OMBUDSMAN

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

## 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.

## 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.









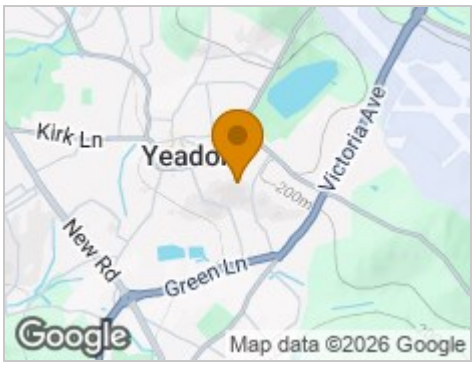
## Road Map




## Hybrid Map




## Terrain Map



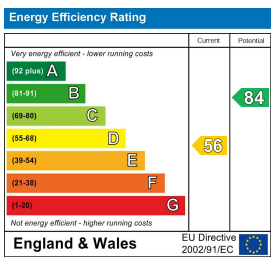

## Floor Plan




## 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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