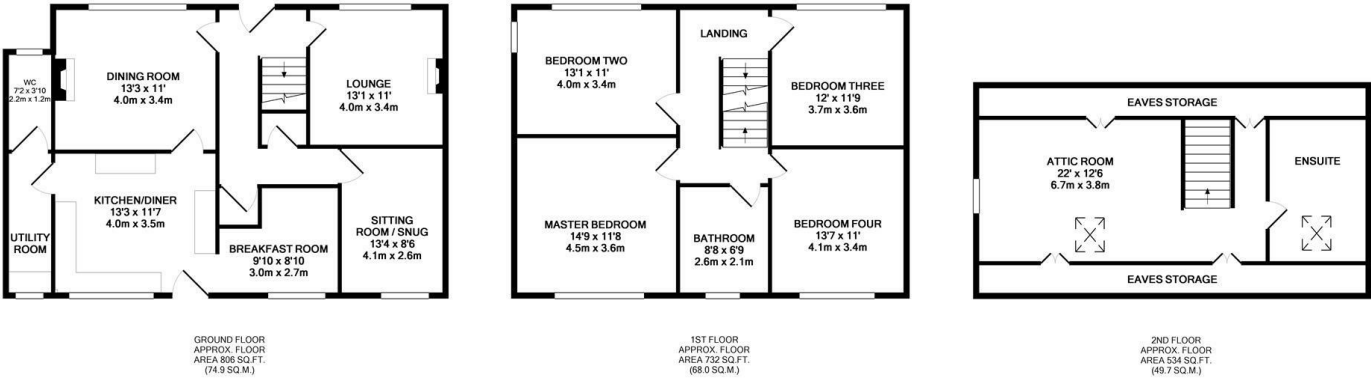


# HARDISTY AND CO



TOTAL APPROX. FLOOR AREA 2072 SQ.FT. (192.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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.

Made with Metropix 62019

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.

**Horsforth**  
horsforth@hardistyandco.com  
0113 2390012

**Guiseley**  
guiseley@hardistyandco.com  
01943 870970

**Otley**  
otley@hardistyandco.com  
01943 468999



hardistyandco.com

# HARDISTY AND CO



Carlton Mount  
Yeadon

£450,000

4 BEDROOM HOUSE - END TERRACE

hardistyandco.com



INTRODUCTION  
A DREAM COME TRUE. FEW PROPERTIES HAVE THE ABILITY TO STIR EMOTION EVEN BEFORE YOU TAKE A STEP THROUGH THE THRESHOLD, HOWEVER, THIS SUBSTANTIAL AND MUCH LOVED HOME OFFERS A GROWING FAMILY ALL THE SPACE THEY WOULD NEED. OFFERING AN ABUNDANCE OF ORIGINAL CHARACTER FEATURES THROUGHOUT, WITH MULLIONED WINDOWS FRONT AND REAR. YOU WILL NOT BE DISAPPOINTED AND PROBABLY BE THE ENVY OF FAMILY AND FRIENDS. On entering over the threshold you immediate get the feeling of how spacious this beautiful home is. Briefly comprising entrance hall, cellar, family lounge, family dining room, 2nd sitting room, fitted kitchen, breakfast room, utility room and downstairs w.c. To the first floor landing area there is a lovely arched feature sash window with stairs to 2nd floor. There are four large double bedrooms and large house bathroom. To the 2nd floor there is another very large room. To the outside there is a lovely garden to the front of the property which is privately enclosed and is mainly laid to lawn with an abundance of flowers, trees and shrubbery. There is also a private driveway providing ample off street parking leading to a detached garage. JUST AS YOU THINK YOU HAVE SEEN IT ALL, a further surprise awaits. There is another large family garden which is privately enclosed, perfect for those family parties and get together's. This beautifully maintained garden is accessed via a private gate and is enclosed. This garden has a pebbled seating area, lawned area and an abundance of flowers, trees and shrubbery along with a large sun house. WITH YEADON TARN JUST ON THE OPPOSITE SIDE OF THE ROAD AND YEADON TOWN CENTRE WITHIN WALKING DISTANCE, WITH GREAT SCHOOLS CLOSE BY, WHAT MORE COULD ANYONE WISH FOR. VIEW VIEW VIEW.

YEADON  
This property is situated in a very enviable location close to access routes yet retaining a semi-rural feel and opposite Yeadon Tarn. 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  
From the Guiseley Office, proceed along A65 towards JCT 600. At the main traffic lights on New Road take a left onto Kirk Lane. Proceed along Kirk Lane onto Harper Lane. At the mini roundabout take the first exit onto Cemetery Road. Carlton Mount is found on the left hand side. The property can be found on the left hand side identifiable by our for sale board.

ACCOMMODATION

ENTRANCE HALL  
Accessed via a lovely composite entrance door it immediate becomes apparent how spacious this much loved family home is. Comprising high ceilings, attractive tiled flooring, encased radiator, stairs to first floor, coving to ceiling and under stairs storage room. Door leading to cellar.

CELLAR  
A fantastic space mainly used for storage.

LARGE FAMILY LOUNGE

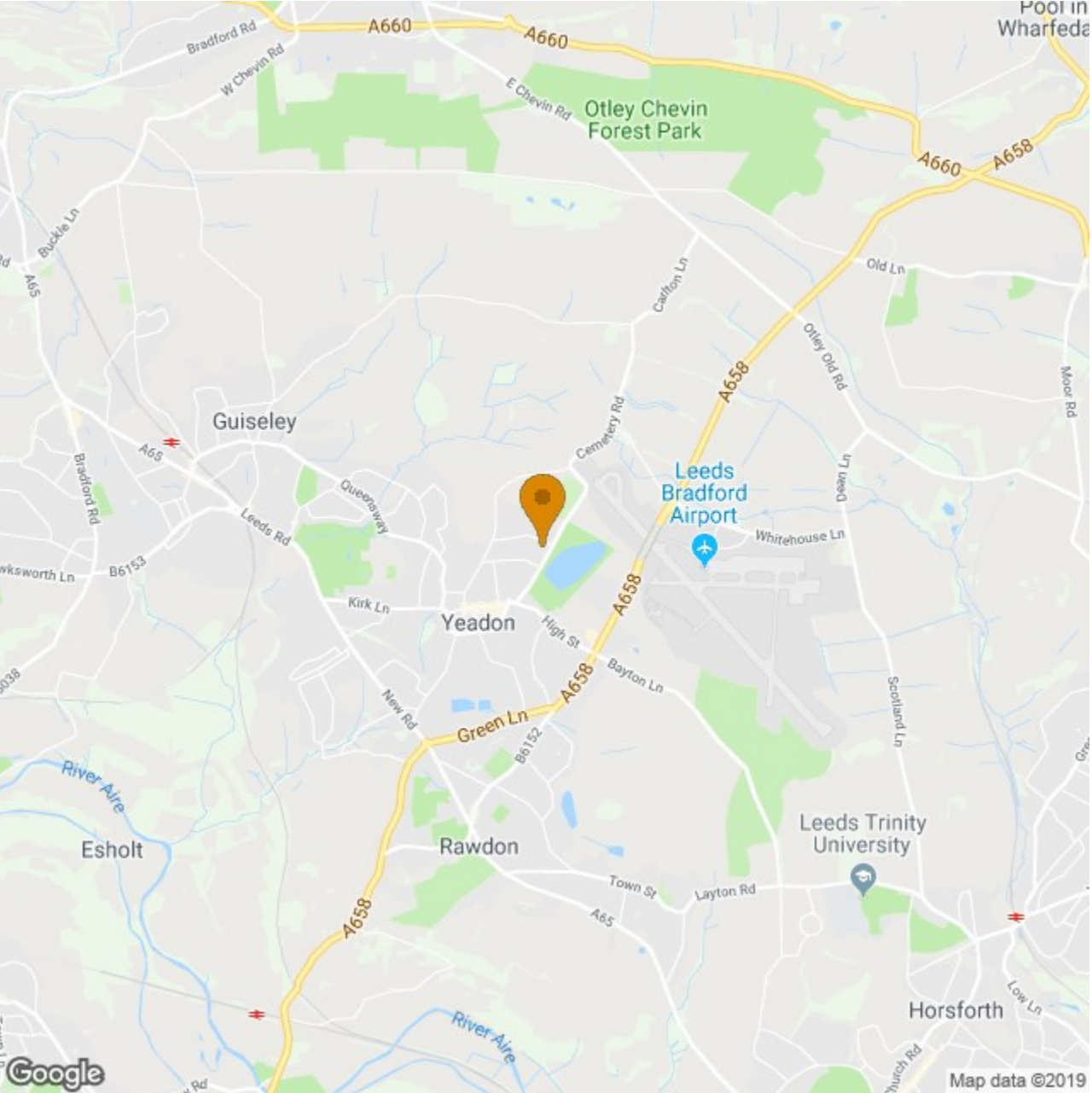
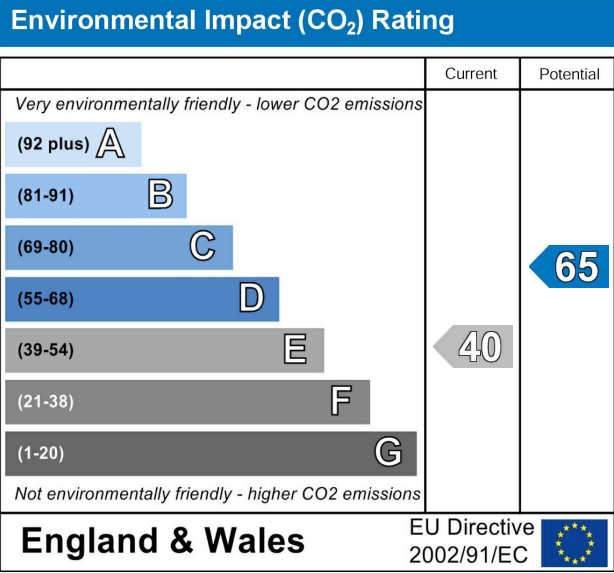
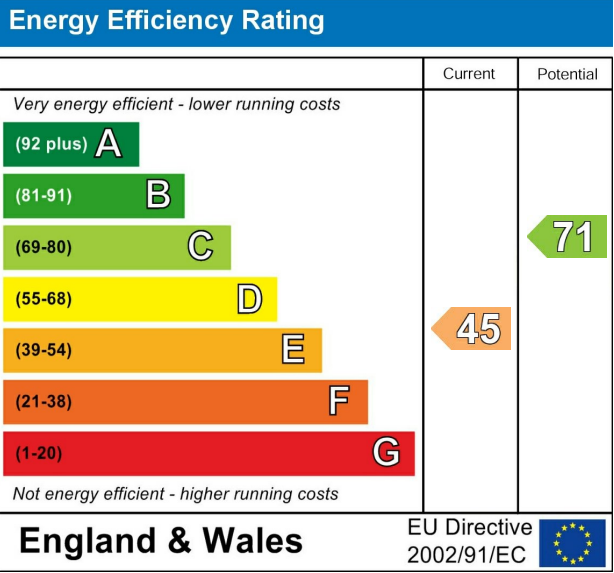


13'1 x 11'  
A beautiful light and airy room oozing with character. Comprising large Upvc sash windows to front elevation. Double radiator. Dado picture rail. Feature fire place with tiled back and base and original solid marble surround.

2nd RECEPTION ROOM/SNUG



13'4 x 8'6  
A fantastic extra reception room comprising Upvc double glazed sash window to rear elevation. TV point. Dado rail.





MASTER BEDROOM



11'8 x 14'9  
A fabulous sized double bedroom comprising Upvc double glazed windows to the rear elevation. Original coving to ceiling. Double radiator.

BEDROOM .3.



11'9 x 12  
This is a lovely room with many features including a feature arch sash double glazed window to the front and side elevation with stunning views over Yeadon Tarn. Cast iron fireplace with marble surround. Double radiator.

BEDROOM.4.

13'7 x 11  
What can I say no one will argue over the sizes of the bedrooms. Comprising Arch sash window to the front elevation. Cast iron fire place with marble surround. Single radiator.

2ND FLOOR

ATTIC ROOM

22 x 12'6  
This is a room which can be used as anything you like, including an occasional bedroom or work room. Comprising velux windows, exposed brick work. Upvc double glazed window to the front elevation and wooden beams. With sauna room, pedestal wash-hand basin and lopw flush W.C.

OUTSIDE

DRIVEWAY AND GARAGE

This is a rear thing to have. Ample off street parking leading to detached garage.

GARDENS FRONT AND REAR

To the front of the property there is an attractive landscaped garden which is mainly laid to lawn enclosed with an abundance of flowers, trees and shrubbery. However as I said at the beginning there is a beautiful English country garden tucked away. this is accessed via a private gate into a lovely enclosure child friendly garden which has a pebbled seating area, lawned area and an abundance of flowers, trees and shrubbery, including a lovely sun house. Also to the rear there is a summer house with powerTHIS IS PERFECT FOR THE FAMILY GET TOGETHER;S AND CHILDREN'S PARTIES.





LARGE FAMILY DINING ROOM



13'3 x 11  
Another great room, ideal for entertaining family and friends alike especially at Christmas time. Comprising Arch feature sash windows to the front elevation. Feature gas fireplace with original solid marble surround. Dado picture rail. Double radiator.

COUNTRY FITTED KITCHEN



13'3 x 11'7  
Normally when one has loads of reception rooms, the kitchen is small, but in this case it is the latter. A lovely country kitchen comprising Upvc double glazed sash windows to rear elevation., attractive composite entrance door. Wide range of solid oak walls and base units with good work surfaces over. Exposed stone walls. Point for double range. Point for fridge freezer. Stainless steel sink one and a half bowl single drainer. Part tiled walls. Tiled flooring. Steps to:

BREAKFAST ROOM

9'10 x 8'10  
This is a fantastic versatile room and used to be known as the breakfast room. However, this could be what ever you need it to be. i.e. office/ playroom. Comprising Upvc double glazed window to rear elevation with window seat. Tiled flooring.

UTILITY ROOM

Again a very useful room comprising Upvc double glazed window to rear elevation. Boiler. Points for washer and dryer. Door leading to:

DOWNSTAIRS W.C.

7'2 x 3'10  
Always a good room to have. Comprising Upvc double glazed window to front elevation. Low level w.c. Wash hand basin.

FIRST FLOOR LANDING AREA

A very light and spacious landing. Comprising Feature Arch Upvc double glazed sash windows to front elevation. Dado rail. Stairs to 2nd floor.

HOUSE BATHROOM



8'8 x 6'9

A larger than average house bathroom comprising Upvc double glazed windows to rear elevation. Shower cubicle, low level w.c., wash hand basin, panelled bath. Part tiled walls. Tiled flooring. Radiator.

BEDROOM.2.



13'1 x 11'

All the bedrooms in the house are doubles. Comprising Upvc double glazed window to rear elevation. Single radiator. Dado picture rail.

