



52 KIRK LANE

YEADON



A Victorian End Terrace with Presence and Grace

Some homes hold history in their walls, a quiet reminder of lives lived well before. 52 Kirk Lane is one such home, a Victorian end terrace that has been carefully cherished and sensitively adapted for modern life. Positioned in the leafy heart of Yeadon, it combines the character of its 19th-century origins with the fluidity and comfort expected today.

Behind its handsome stone frontage lies a residence of four double bedrooms, three bathrooms and two inviting reception rooms. Beneath, a separate garden flat extends the sense of generosity, with its own bedroom, sitting room and bathroom, and the possibility of being reincorporated into the main home with ease. The residence feels both elegant and practical, offering the proportions of the Victorian era with a contemporary rhythm of living.

“There’s space for everyone but it always feels connected. We can be cooking, working, and playing all at once, yet still together.”



Living and Dining in Harmony

A path leads through the front garden to the front door, setting a welcoming tone before the home begins to unfold. Step inside and its character is immediately clear. To the right, the staircase rises with poise, its timber frame enriched by a beautifully carved newel post and slender balusters. Deep skirtings, intricate cornicing and lofty ceilings set a refined tone that continues throughout the residence.

From here, the reception space stretches the full depth of the home, uniting sitting and dining areas in a way that feels both generous and graceful. At the front, the sitting room is anchored by a striking marble fireplace, its dark stone contrasting with the light that floods through a wide bay window. The open fire makes it especially cosy in the winter months, a place where comfort and character come together. The wooden floor adds warmth and continuity, while a soft, neutral palette keeps the atmosphere calm and elegant, an ideal space to pause, unwind and gather with ease.

The dining area flows seamlessly beyond, with a second fireplace bringing intimacy and character. A tall window frames leafy views and washes the room with daylight, enhancing the sense of openness. Together, these two spaces balance scale with intimacy, adapting effortlessly from everyday family life to evenings of celebration.

“Whether entertaining or having a party, the space flows so naturally that everyone feels included.”





The Heart of the Home

The kitchen is a striking expression of the home's character. Its high ceiling and tall window create a sense of volume and light, while the grey walls and ceiling add depth and drama. Against this backdrop, the crisp white cabinetry keeps the space bright and refined, its clean lines balancing the bold colour palette.

At the centre, a small wooden island serves as both a practical workstation and a natural gathering point. To one side, the corner sink looks out through a window, connecting the room to the garden beyond. The sleek induction hob is set neatly within a recessed alcove, where detailing softens the contemporary lines and creates a sense of intimacy.

Polished granite worktops add contrast and sophistication, their smooth finish catching the light and providing durability as well as elegance. Morning sunshine spills across the surfaces, highlighting every detail, while evenings lend the room a more intimate, cocooning atmosphere.

A Victorian servant's bell box is fixed above the doorway between the kitchen and dining room, a rare survival that adds charm and character. In the hallway, a door leads to what would once have been the stairway to the lower ground floor. Today, it serves as a pantry and utility space, a practical reimagining of the home's original layout.

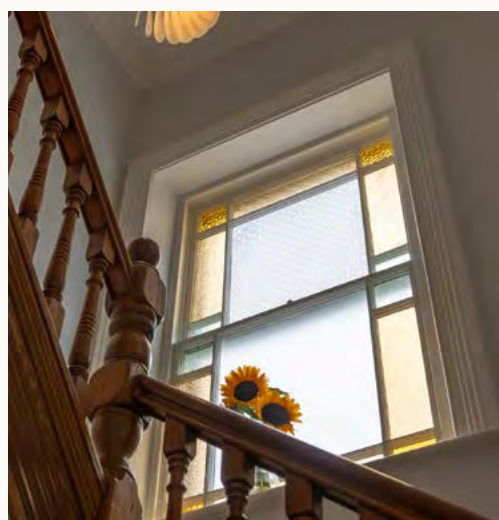
“It is where the day begins and ends for us. No matter how busy life is, this room grounds us.”



Spaces to Retreat

The staircase rises with quiet character, its tall window inset with stained and textured glass. Golden, frosted and patterned panels soften the daylight, casting a gentle glow across the stairwell and leading upwards with a sense of calm.

Three double bedrooms on the first floor are generously sized, each adaptable to family life. Two retain original fireplaces, which no longer function but remain as decorative features, adding charm and a reminder of the home's Victorian heritage. One of these double bedrooms benefits from its own en-suite, offering independence within the flow of the home. Another is currently arranged as a home office, yet retains its proportions and flexibility as a bedroom. The third provides a calm and versatile setting, equally suited to guests or family.





The family bathroom is full of character, combining Victorian charm with playful detail. Deep green walls and classic white metro tiling provide a rich backdrop, while the black and white chequerboard floor adds timeless style. A freestanding roll-top bath invites long soaks, framed by period proportions and a large window that fills the room with natural light. Every element is practical yet evocative, turning even the simplest routine into a moment of calm ritual.

“The bedrooms hold their own mood, but they all share the same calm. It’s a house that sleeps beautifully.”

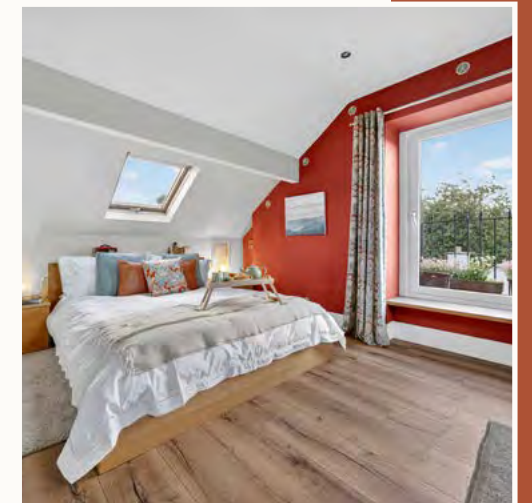
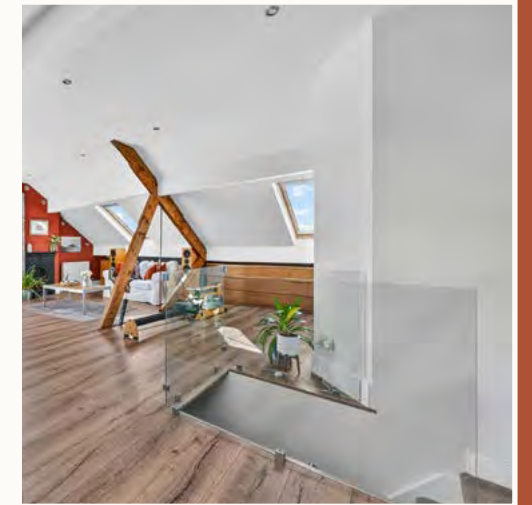


The Retreat at the Top

Spanning the entire top floor, the principal suite offers both privacy and presence on a grand scale. A terracotta feature wall, centred by a large window with a Juliette balcony, brings warmth and depth, balanced by the softness of timber flooring and floral drapes. Morning sunlight pours through the glass, creating a natural focal point and a perfect place for a touch of greenery from potted plants. A period cast-iron fireplace adds Victorian charm, while recessed lighting introduces a subtle contemporary touch. Multiple skylights draw in daylight from above, with one framing views of nearby Nunroyd Park, a reminder of the green surroundings just beyond the home.

At its centre, an exposed wooden beam stands as both a structural feature and a striking design element, grounding the room with a sense of history. This natural timber detail contrasts beautifully with the crisp white ceiling, enhancing the lofted feel of the space.

The suite's scale and adaptability give it flexibility far beyond that of a traditional bedroom. There is ample room for a restful sleeping area, an inviting corner for reading or conversation, and even space for creative pursuits such as painting, with light perfectly suited to an easel. Equally, there is scope for a workout area, whether for a rowing machine or a yoga mat, making the space truly versatile. While ideal as a principal bedroom, its size and independence would also lend itself to being a private retreat for a teenager. The adjoining en-suite is finished with quiet sophistication, combining comfort and privacy with ease. It features a shower, wash hand basin and WC, all presented with understated elegance.





A Home Within a Home

Beneath the main residence lies the separate garden flat, a self-contained haven with its own private entrance. With a double bedroom, sitting room and bathroom, it offers complete independence while remaining part of the overall residence.

Although currently accessed by a separate door from outside, the connection to the main house could be reinstated with ease, offering flexibility for the future.

The sitting room is unexpectedly generous, filled with natural light from wide garden-facing windows. A built-in window seat makes the most of the outlook, creating a perfect corner for reading or conversation. At its heart, a wood-burning fire lends character and warmth, balancing the modern feel with a touch of tradition. The room is both comfortable and versatile, easily adapting from a relaxed retreat to a lively social space.

The adjoining double bedroom feels calm and restful, with leafy views adding to its sense of retreat, while the bathroom is neatly finished with crisp white tiled walls. It features a shower over the bath, wash hand basin and WC, providing practicality without compromise.

The garden flat has also been successfully rented to tenants, offering an excellent source of additional income alongside its lifestyle benefits.

“The flat has been so useful, from visiting family to giving our older children a sense of their own space.”



Gardens That Embrace the Home

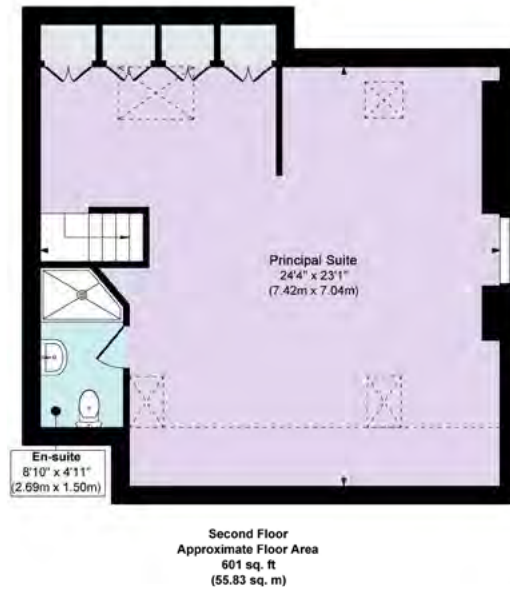
The gardens at 52 Kirk Lane frame the home with charm and character. At the front, a small patio offers a sunny spot for morning coffee in the south-facing garden, where planting softens the stonework and creates a welcoming approach that changes with the seasons.

To the rear, a further garden provides outdoor space for relaxation and planting, set just beyond a private access road that is rarely used and only serves the adjoining terraced houses. Alongside the single garage, a private patio sits tucked away, offering a sheltered place to enjoy the outdoors. There is also parking for up to four cars, ensuring both convenience and practicality.

Together, these gardens extend the home beyond its walls, offering places to enjoy the sunshine, tend to seasonal flowers or simply step outside for a breath of fresh air.

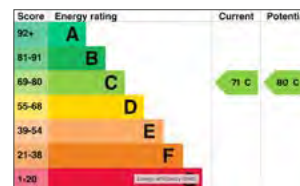
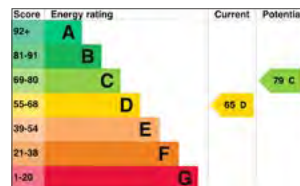
“The garden changes every season, yet always feels like ours. It has been our backdrop for so many treasured moments.”





Approx. Gross Internal Floor Area 2945 sq. ft / 273.58 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.



Ask The Owner Section

Where do you go when you need...



Restaurant

Murgatroyds Fish and Chips;
Tuana Guiseley (both 5 min drive)



Walk

Yeadon Tarn; Otley Chevin;
or Esholt Woods



Chemist

Boots
(10 min walk)



Milk

The Milkman brings it
straight to our front door



Schools

Westfield Infant /Junior school - 5 min walk
St. Peter & Paul Catholic Primary School - 5 min walk
Guiseley Secondary - 20 min walk
Benton Park Secondary - 5 min drive



Gym

Nuffield Health (8 min drive);
Pure Gym (10 min walk) or
Aireborough Leisure Centre



Public Transport

The bus stop in front of our house goes
to Otley & the airport or you can get a
bus into Leeds City Centre



Takeaway

Paradise Balti (Indian) or
Springfield Fisheries in Guiseley
are our favourites



Pub

The Woolpack Inn, Against
The Grain Bar, Hawkhill Tavern
are all around a 10 min walk



POI

Nunroyd Park, Micklefield
Park, Not far from Otley, Ilkley,
Harrogate for nice days out too

Finer Details...

- End Terrace Period Home
- 5 bedrooms
- 4 bathrooms (2 ensuite)
- Full of charm, character & period features
- Separate garden flat which can be rented or rejoined to main house
- Gardens to front and rear
- Walking distance to Yeadon & Guiseley
- Sought after area, looks onto Nunroyd Park
- Off street parking
- Services all mains

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WHAT3WORDS: lazy.tidy.start

presented by



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