



£435,000

4 Bedroom Detached House for sale
36 Greenlea Close, Yeadon, Leeds





Overview

SMARTLY PRESENTED FAMILY HOME, tucked away in a quiet, friendly cul-de-sac with a woodland outlook, offering modern comforts that you would expect in a 4 bedroom detached property like this. Situated close to beautiful wooded countryside and ideally placed for commuting to Leeds, Bradford or beyond. EweMove are OPEN 24/7 so get in touch now!



Key Features

- Smartly presented family home
- Open plan kitchen diner
- 4 bedrooms, the master with ensuite
- Integral single garage
- Easily maintained tiered rear garden
- Quiet cul-de-sac setting
- Side by side 2 car driveway
- Energy Performance Rating - EPC 79C
- Good schools, shops & amenities within easy reach
- EweMove are OPEN 24/7 - CALL NOW









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If you are looking for an easily maintained contemporary home, this excellent brick-built property which was constructed in 2012, is well worth a visit. It offers the ideal setting to put down roots and grow your family in a safe and friendly environment.

The house is situated on a corner plot and has a slightly elevated position. The 2-car block paved driveway takes up the majority of the front garden, the rest being an easily maintained gravelled garden area with plants and shrubs adding interest.

Stepping into the welcoming entrance hall, it first leads to the living room with space for two sofas and offers a really pleasant outlook towards woodland. From the hallway you can access both the integral single garage and smart guest WC.



The open plan kitchen dining room is situated to the rear of the property, offering a range of fitted base and wall units. Integrated appliances include a gas hob, AEG double oven, overhead extractor and Electrolux dishwasher, leaving space for a washing machine. The dining area overlooks the rear garden via patio doors and the under stairs cupboard provides extra storage space.

Jumping upstairs, the spacious landing leads to the main double bedroom which has a contemporary shower room. Bedroom 2 is very spacious and like the main bedroom, has an attractive woodland view. To the rear you will find a further double bedroom and a single separated by the house bathroom. The bathroom includes a bath with handheld shower, WC and pedestal basin.

The fully enclosed rear garden can be accessed via the side of the house and also via the kitchen diner patio doors making it very accessible for summer entertaining. The low maintenance artificial grass frees up time for a spot of relaxation or play time for the kids.

Yeadon is well paced for commuting by car/bus to Leeds or Bradford and Guiseley train station is only 1.7 miles away. Alternatively, Apperley Bridge Train Station is 2.3 miles away. Leeds Bradford International Airport is just 2.8 miles from the property. Numerous shops and, schools and amenities can be found in Yeadon and Guiseley. The house is around a 10 minutes walk from Esholt woods and around 15 minutes from Leeds Liverpool canal where you can walk or cycle. Yeadon Tarn (see photo) is a very popular local beauty spot for families and hosts Yeadon Sailing Club. Otley Chevin Forest Park for amazing views over Wharfedale and enjoyable walks is a 3.1 mile drive.

The property located on the western side of Yeadon in a quiet residential area and on entering Greenlea Close can be found on the right-hand side identified by the EweMove Buy Me board. Please use LS19 7JL for SAT NAV directions.

MAINS UTILITY CONNECTIONS - gas, electricity and water. HIVE controlled central heating.

MOBILE AND BROADBAND AVAILABILITY: (Please refer to OFCOM Mobile and Broadband Checker for full details) -- Mobile voice and data services available indoor and outdoors from all four major mobile providers. Broadband service available up to 1000 Mbps from the Open Reach and Virgin networks.

FLOOD RISK:

Rivers & Sea - Very Low.

Surface Water - Very Low

MAIN RESTRICTIVE COVENANTS (please contact agent for full details):
Not to use the property for any trade or business (apart from clerical work).
Normal household domestic pets only. Not to park a commercial vehicle, caravan, mobile home camper van or boat at the property.

Hall

Living Room

13' 11" x 9' 9" (4.26m x 2.99m)

Guest WC

Kitchen / Dining Room

23' 1" x 8' 7" (7.05m x 2.64m)

Garage (Single)

16' 5" x 8' 6" (5.02m x 2.61m)

Landing

Bedroom 1 with Ensuite (Double)

13' 3" x 10' 10" (4.06m x 3.31m)

Ensuite Shower Room

Bedroom 2 (Double)

13' 11" x 9' 9" (4.26m x 2.99m)

Bedroom 3 (Double)

11' 1" x 9' 1" (3.39m x 2.79m)

Floorplans



Greenlea Close, Yeadon, Leeds, LS19

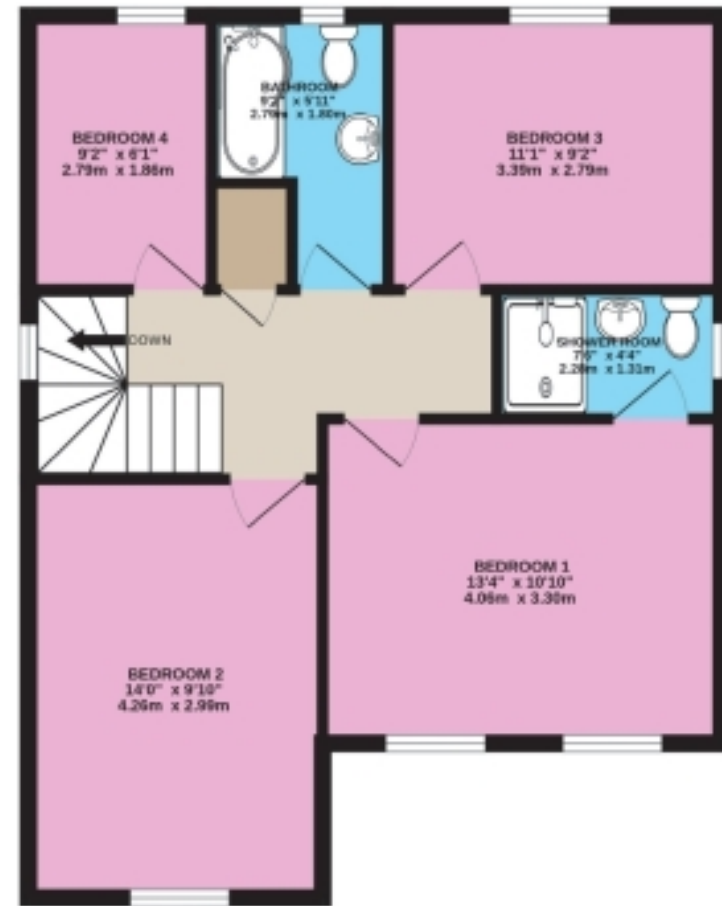
APPROX. GROSS INTERNAL FLOOR AREA 1162 SQ FT 108 SQ METRES

GARAGE 136 SQ FT 12.6 SQ METRES

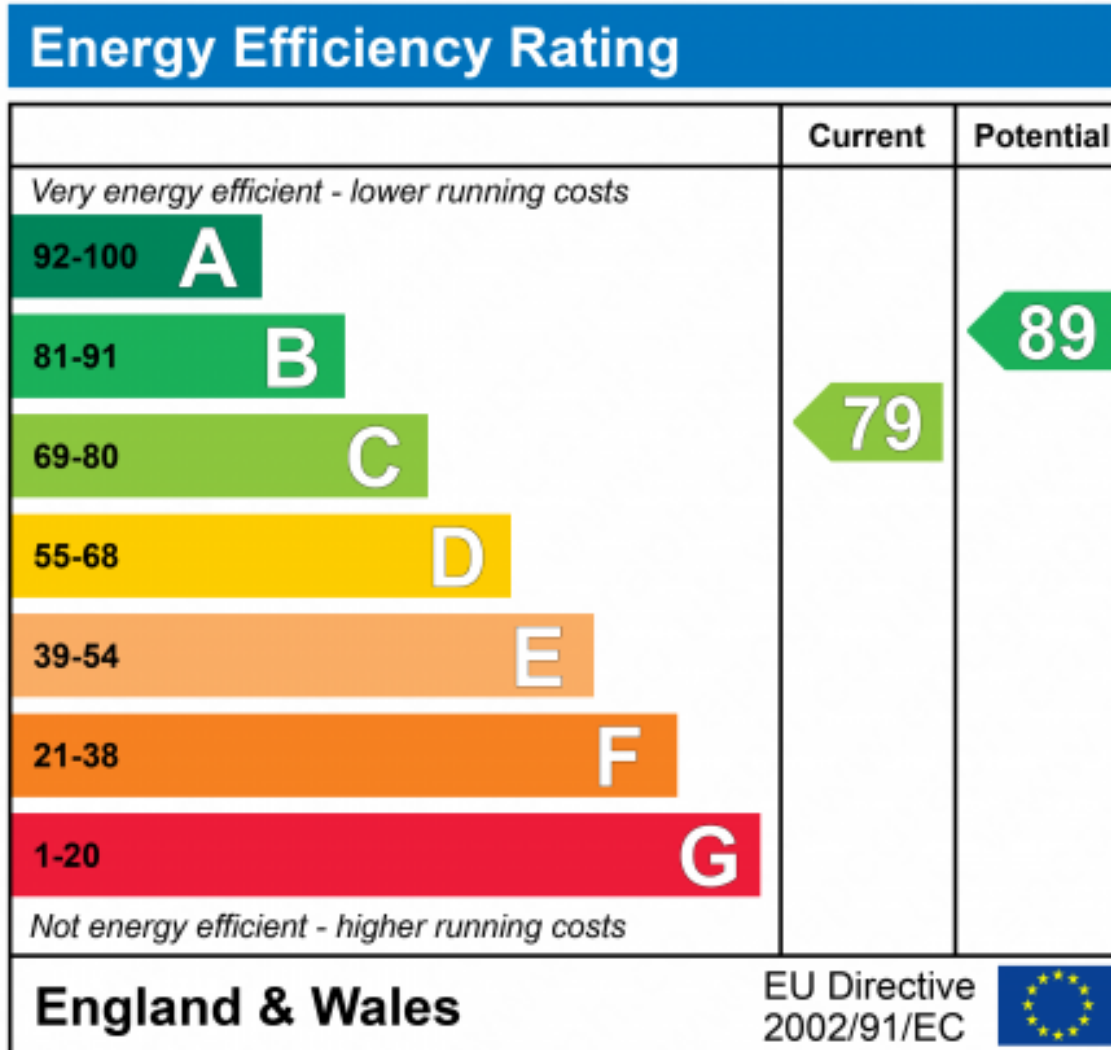
TOTAL 1298 SQ FT 120.6 SQ METRES



GROUND FLOOR



FIRST FLOOR





Marketed by EweMove Otley & Guiseley

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