



£275,000

3 Bedroom Semi-Detached House for sale
4 Greenlea Close, Yeadon, Leeds



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SALES AND LETTINGS



Overview

CHECK OUT THE VIDEO! Extended family home with additional ground floor living space, featuring a spacious open-plan kitchen and dining area. The delightful, generously sized southwest-facing rear garden includes a sun-trap patio. Driveway parking for three cars plus a single garage.



Key Features

- Single storey rear extension providing extra living space
- Gorgeous southwest-facing enclosed rear garden
- Tastefully decorated throughout
- Spacious open-plan kitchen dining room
- Three car drive plus single garage
- Quiet popular location with easy access to Esholt Woods
- Guiseley & Apperley Bridge Train Stations within a couple of miles
- Contemporary recently refitted bathroom









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Don't delay, get in touch with EweMove anytime, day or night!

Whether you're taking your first step on the property ladder or simply looking for a change, this delightful, tastefully decorated property situated in a peaceful setting, ticks most boxes.

After parking on the spacious three-car driveway, you'll step into the home and find a handy coat cupboard-a practical addition that helps keep the generously sized living room clutter-free.



The naturally bright, open-plan kitchen and dining room seamlessly connects to the garden patio, making it perfect for families and entertaining guests. The kitchen features a breakfast bar, a built-in double oven, and a recently installed induction hob. Ample storage is provided by a range of base and wall units, with designated space for a dishwasher and washing machine. Additionally, the understairs cupboard offers extra storage.

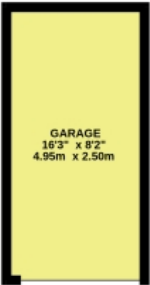
Heading upstairs, you'll find two double bedrooms, a single bedroom, and a recently refitted modern bathroom.

Outside, the long driveway offers off-street parking for three cars and leads to a single garage with light and power. The generously sized, enclosed southwest-facing rear garden features a spacious patio area and a lower lawned section-

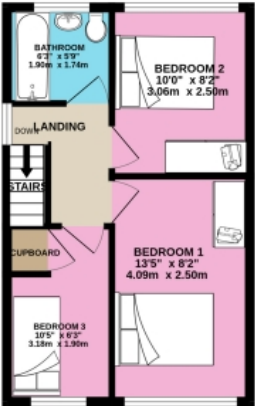
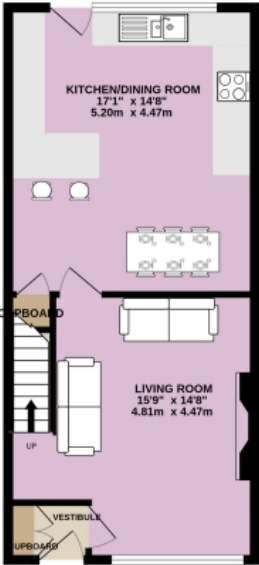
perfect for children and pets.	Rivers & Sea - No risk. Surface Water – Very low
Location:	Restrictive covenants:
Yeadon is well-placed for commuting by car, bus, or train to Leeds and Bradford, with both Apperley Bridge and Guiseley train stations nearby. Leeds Bradford International Airport is just 2.8 miles away (but not on the flight path!).	Ask agent
Numerous shops, schools, and amenities can be found in Yeadon and Guiseley. The house is situated on a quiet residential road, just a 10-minute walk from Esholt Woods and around 15 minutes from the Leeds-Liverpool Canal, perfect for walking or cycling.	Council tax: Band C
Yeadon Tarn is a popular local beauty spot for families and is home to Yeadon Sailing Club. Additionally, Otley Chevin Forest Park, offering breathtaking views over Wharfedale and scenic walking trails, is just a short drive away.	Leeds City Council 2024/2025 £1837
Utility connections:	EPC - TBC
Gas, electricity and mains drainage.	
Mobile and broadband availability:	
Please refer to OFCOM Mobile and Broadband Checker for full details. Ultrafast broadband service available up to 1000 Mbps from the Openreach network (includes Sky). OFCOM state that the O2 network offers the best mobile connectivity but please check with your own provider.	
Flood risk:	

Floorplans

GROUND FLOOR
610 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.

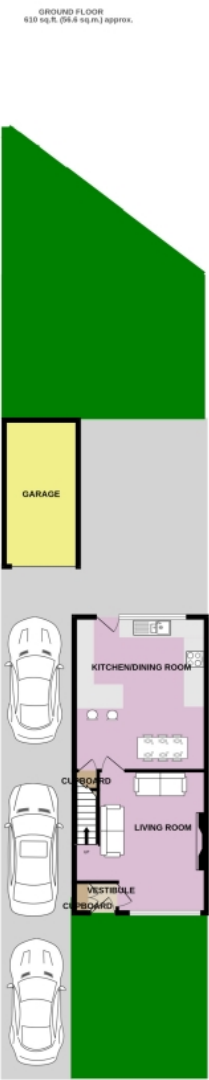


GREENLEA CLOSE LS19 7JL

TOTAL FLOOR AREA : 948 sq.ft. (88.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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Floorplans



SITE PLAN GREENLEA CLOSE LS19 7JL

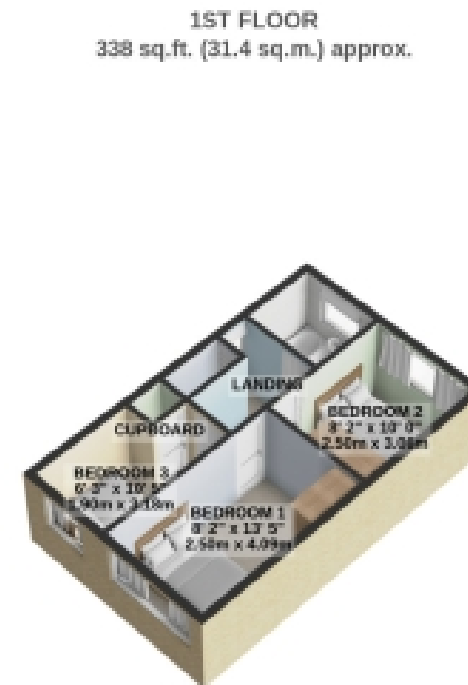
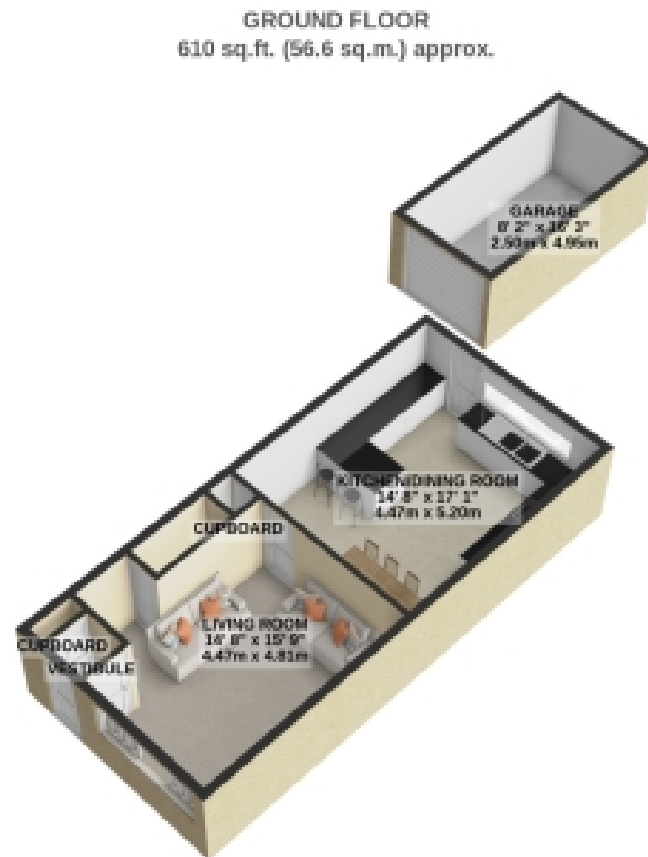
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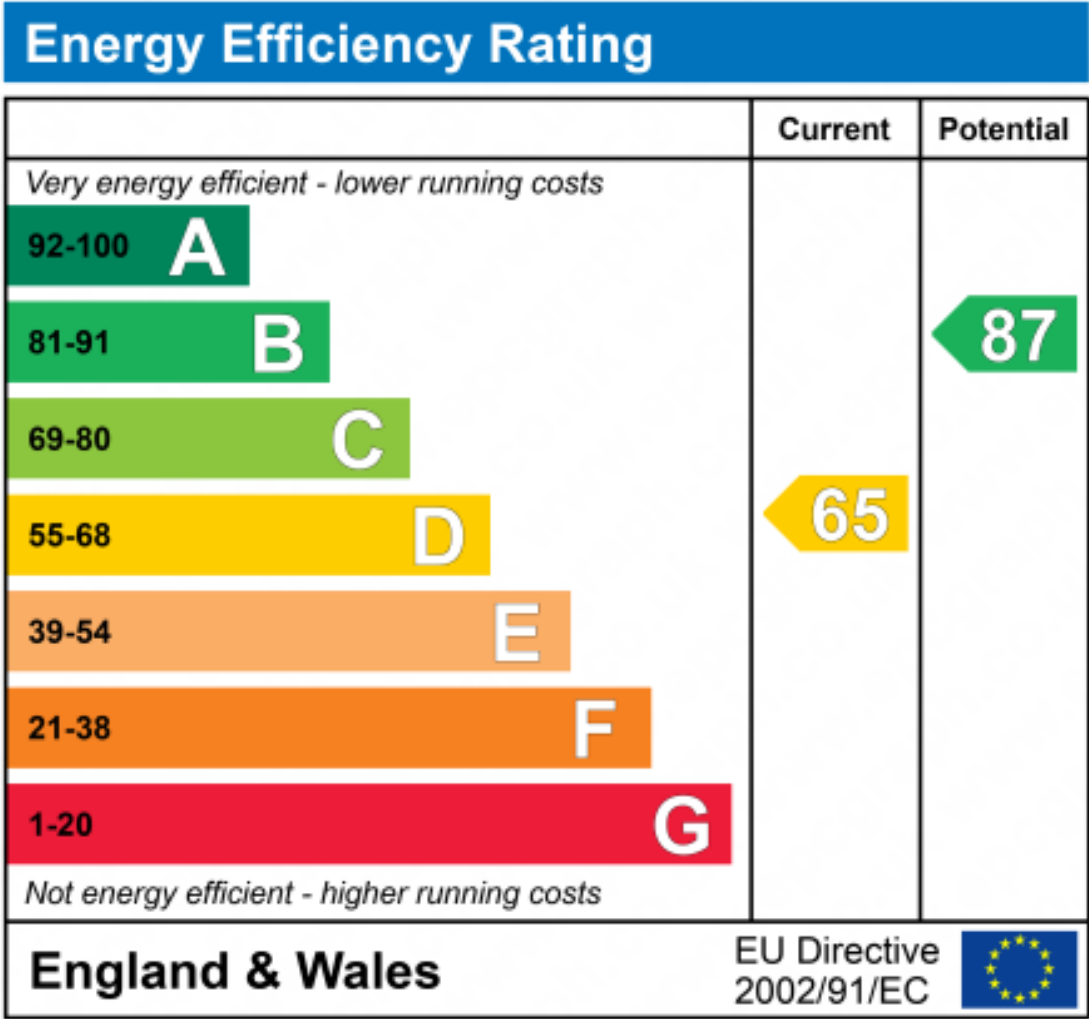


Floorplans



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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Marketed by EweMove Otley & Guiseley

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