



**Thornlea Close, Yeadon Leeds LS19 7LT**

**welcome to**

**Thornlea Close, Yeadon Leeds**

**\*\*NO ONWARD CHAIN\*\*** A three bedroom semi detached house in a popular residential location of Yeadon, nicely presented with off street parking and private rear garden. This would be a great opportunity for first time buyers but would equally suit a wide range of buyers.



### **Entrance Hall**

Enter from the front into the hallway with carpet flooring and useful storage cupboards.

### **Lounge**

17' Into Bay x 14' 5" ( 5.18m Into Bay x 4.39m )

A spacious room having a character feature fireplace with decorative tiles and a timber surround, understairs storage cupboard, radiator, stairs leading to the first floor and a uPVC double glazed bay window to the front.

### **Kitchen/Diner**

14' 5" x 8' 4" ( 4.39m x 2.54m )

A good size kitchen offering a range of wall and base units with worksurface incorporating a sink, drainer and gas hob. There is an integrated double Bosch oven and there are spaces for further appliances. There is a useful understairs cupboard, tiled floor with underfloor heating, ceiling spotlights and a radiator. The back wall is exposed brick and has two uPVC double glazed windows and a door leading out to the garden.

### **Landing**

The stairs rise from the lounge onto the carpeted landing with a uPVC double glazed window to the side, doors to three bedrooms, shower room and access to the loft.

### **Bedroom One**

13' 11" x 8' 1" ( 4.24m x 2.46m )

A good size double bedroom positioned to the front elevation with carpet flooring, radiator and a uPVC double glazed window.

### **Bedroom Two**

10' x 8' 2" ( 3.05m x 2.49m )

A double bedroom positioned to the rear elevation with wood flooring, radiator and a uPVC double glazed window.

### **Bedroom Three**

10' x 5' 11" ( 3.05m x 1.80m )

A single bedroom positioned to the front elevation

with a storage cupboard over the bulk head, carpet flooring, radiator and a uPVC double glazed window.

### **Shower Room**

With tiling to splash areas and fitted with a three piece suite comprising of a shower cubicle, wash hand basin with vanity unit below, wc, chrome heated towel rail and a uPVC double glazed window to the rear.

### **Outside**

To the front and side of the property there is a large driveway providing off street parking. To the rear there is a paved seating area, a small decked area. There is also a raised flowerbed and steps leading up to the shed. The garden is kept private with fenced borders and well established trees.



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## Thornlea Close, Yeadon Leeds

- Semi Detached House
- Three Bedrooms
- Large Driveway
- Private Rear Garden
- Cul-De-Sac Position

Tenure: Freehold EPC Rating: C

**£247,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YEA106509 - 0004

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