

Thornlea Close, Yeadon Leeds LS19 7LT



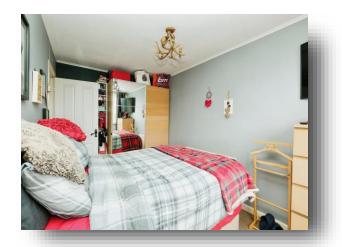
welcome to

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" ($3.05m \times 2.49m$) 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



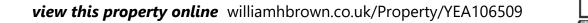
with a storage cupboard over the bulk head, carpet flooring, radiator and a uPVC double glazed window.

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 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.



welcome to

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





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Property Ref: YEA106509 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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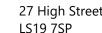


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Google



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27 High Street, Yeadon, LEEDS, West Yorkshire,

Please note the marker reflects the

postcode not the actual property

Woodlea Grove

Woodlea Rd

Briarlea-C

Map data ©2025

Greenlea Rd



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