



Coppice Wood Avenue, Yeadon Leeds LS19 7LF

welcome to

Coppice Wood Avenue, Yeadon Leeds

An end terraced property which offers SPACIOUS living accommodation comprising; entrance hall, lounge, kitchen, office/second reception room, utility room, CONSERVATORY, FOUR BEDROOMS, master en-suite and family bathroom. The property also benefits from having a driveway to the front and rear garden



Coppice Wood Avenue

A double fronted end terrace house which is situated in this popular and sought after location of Yeadon, which offers great access to local amenities as well as bus routes to the city centre and surrounding areas. In brief the accommodation comprises; entrance hall, lounge, kitchen diner, office/second reception room, utility room, conservatory, four bedrooms, master en-suite and family bathroom. Externally, a driveway provides off street parking and to the rear there is an enclosed lawned garden with patio.

Porch

The front entry door opens into the porch, which in turn opens in to the entrance hall.

Entrance Hall

Having a staircase rising to the first floor landing.

Lounge

11' 10" x 13' (3.61m x 3.96m)

Feature fireplace with electric fire, mantle and surround, a radiator and double glazed window to the front elevation. Double doors lead through to the kitchen.

Kitchen

Fitted with a range of wall and base units with complimentary work surfaces over which incorporates a 1 1/2 bowl sink and drainer unit with mixer tap. Split level cooking comprises; gas oven with hob over and cooker hood above. Integrated under counter fridge freezer and storage cupboard. A door leads in to the utility room and doors lead out to the conservatory.

Utility Room

8' 8" x 7' 5" (2.64m x 2.26m)

Fitted with wall and base units with work surface. Plumbing for washing machine and dish washer. Space for fridge freezer. Double glazed window to the rear elevation and a door leads out to the garden.

Conservatory

15' 5" x 8' 7" (4.70m x 2.62m)

Having a radiator and double glazed windows. Double glazed patio doors lead out to the garden.

Office / Second Reception Room

11' 9" x 7' 4" (3.58m x 2.24m)

Having a radiator and double glazed window to the front elevation.

First Floor Landing

Stairs rise from the ground floor up to the first floor landing.

Bedroom One

15' x 7' 3" (4.57m x 2.21m)

A double bedroom with a radiator and storage cupboards. Access to loft via hatch. double glazed window to the front elevation.

En-Suite

Fitted with a walk in shower cubicle with mains fed shower, pedestal wash hand basin and low flush wc. Part tiling to walls. Double glazed window to the rear elevation.

Bedroom Two

8' 9" x 7' 11" (2.67m x 2.41m)

Having a built in storage cupboard, radiator and double glazed window to the front elevation.

Bedroom Three

8' 11" x 13' (2.72m x 3.96m)

Having a radiator and double glazed window to the rear elevation.

Bedroom Four

11' 11" x 10' 1" (3.63m x 3.07m)

Having a storage cupboard, radiator and double glazed window to the front elevation.

Bathroom

A white three piece suite comprising; panelled bath with mixer tap and shower attachment, vanity wash hand basin and low flush wc. Tiling to walls and a chrome ladder style radiator. Double glazed window

to the rear elevation.

Externally To The Front

At the front of the property there is a driveway which provides off street parking.

To The Rear

At the rear of the property the garden is partly laid to lawn with a paved patio area and is enclosed by timber fencing,



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welcome to

Coppice Wood Avenue, Yeadon Leeds

- A Double Fronted End Terraced House
- Four Bedrooms
- Master En-suite & Family Bathroom
- Driveway & Rear Garden
- Sought After Location

Tenure: Freehold EPC Rating: D

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA106487 - 0005

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