



Woodlea Grove, Yeadon Leeds LS19 7YT

welcome to

Woodlea Grove, Yeadon Leeds

****GUIDE PRICE £250,000 - £260,000****A three bedroom semi detached house with spacious rooms and extended kitchen/diner. A great property that is sure to appeal to a wide range of buyers and In a popular residential area of Yeadon with good schools close by.



Entrance Porch

Enter from the front into the porch with a door leading to the lounge.

Lounge

16' 11" x 14' 7" (5.16m x 4.45m)

A spacious, bright and airy room with carpet flooring, radiator, understairs storage cupboard and a uPVC double glazed bay window to the front. The stairs lead up to the first floor from the lounge.

Kitchen/Diner

14' 7" x 13' 10" (4.45m x 4.22m)

An extended kitchen/diner offering a range of wall and base units with wood worksurfaces incorporating a Belfast sink with a tiled splashback. There are spaces for a dishwasher, washing machine, full height fridge freezer and oven. The room also benefits from laminate flooring, understairs storage cupboard which houses the boiler, vertical radiator, uPVC double glazed windows to either side and rear and fully glazed sliding doors allowing a good amount of natural light in.

Landing

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

Bedroom One

14' x 8' 3" (4.27m x 2.51m)

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

Bedroom Two

9' 11" x 8' 4" (3.02m x 2.54m)

A double bedroom positioned to the rear elevation with carpet flooring, radiator and a uPVC double glazed window boasting far reaching views.

Bedroom Three

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

A good size single bedroom positioned to the front

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

Bathroom

Having tiled walls and fitted with a three piece suite comprising of a panel bath with shower over, pedestal wash hand basin and wc. The room also benefits from a chrome heated towel rail and a uPVC double glazed window to the rear.

Outside

To the front of the property there is a small lawn with well established shrubs, and a driveway leads down the side providing off street parking. To the rear there is a private garden, part laid to lawn with a decked seating area.



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welcome to

Woodlea Grove, Yeadon Leeds

- ****GUIDE PRICE £250,000 - £260,000****
- No Onward Chain
- Three Bedroom Semi Detached House
- Lovely Bay Fronted Lounge
- Extended Kitchen/Diner With Access To A Sunny Rear Garden

Tenure: Freehold EPC Rating: D

guide price

£250,000 - £260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA106644 - 0005

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william h brown



0113 250 6996



Yeadon@williamhbrown.co.uk



27 High Street, Yeadon, LEEDS, West Yorkshire,
LS19 7SP



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)