

Woodlea Close, Yeadon Leeds LS19 7LP



welcome to

Woodlea Close, Yeadon Leeds

A three bedroom semi detached house with spacious living accommodation in a popular residential area, having been a much loved family home for the current owners. The property backs onto fields and has a fabulous bedroom balcony to make the most of the views. Viewing is a must!!













Entrance Porch

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

Lounge

17' 7" x 14' 6" (5.36m x 4.42m)

A spacious lounge with a wall mounted fire, carpet flooring, two radiators, stairs leading to the first floor and a uPVC double glazed bay window to the front.

Dining Room

15' 9" x 9' 3" (4.80m x 2.82m)

A separate dining room great for entertaining, with laminate flooring, feature exposed wooden beams, archway through to the kitchen and uPVC double glazed patio doors to the rear leading out to the garden.

Kitchen

12' 9" x 8' 1" (3.89m x 2.46m)

The kitchen offers a range of wall and base units with worktops incorporating a sink, drainer and electric hob with extractor above and a tiled splashback. There is an integrated oven and spaces for an undercounter fridge, dishwasher and washing machine. The kitchen has a tiled floor, two uPVC double glazed windows and a rear access door.

Utility Room

A useful storage space at the rear of the garage with space for appliances, shoes and coats.

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

14' 3" x 8' 4" (4.34m x 2.54m) A good sized double bedroom positioned to the front elevation with fitted wardrobes, radiator and a uPVC double glazed window.

Bedroom Two

9' 10" x 8' 4" (3.00m x 2.54m) A double bedroom positioned to the rear elevation with laminate flooring, radiator and uPVC double glazed patio doors opening up onto a balcony which overlooks the garden and beautiful countryside views beyond.

Bedroom Three

10' 11" x 5' 10" ($3.33m \times 1.78m$) A spacious single bedroom positioned to the front elevation with carpet flooring, storage over the bulkhead, radiator and a uPVC double glazed window.

Shower Room

A fully tiled shower room fitted with a three piece suite comprising of a corner shower unit, wc,wash hand basin set in a vanity unit with plenty of storage space, chrome heated towel rail, ceiling spotlights and a uPVC double glazed window to the rear.

Outside

To the front of the property there is a low maintenance pebbled garden with well established shrubs and a driveway to the side providing off street parking. To the rear there is a low maintenance tiered garden with paved seating areas, well established shrubs and trees.

Garage

A single integrated garage with an electric door, light and power. The end of the garage has been partitioned off to create the utility space.





welcome to

Woodlea Close, Yeadon Leeds

- Semi Detached House
- Three Bedrooms
- Spacious Living Accommodation
- Bedroom Balcony Boasting Countryside Views.
- Off Street Parking

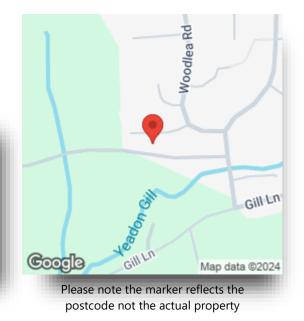
Tenure: Freehold EPC Rating: C

offers over

£260,000







view this property online williamhbrown.co.uk/Property/YEA106718



Property Ref: YEA106718 - 0003 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



0113 250 6996



Yead on @william hbrown.co.uk

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



williamhbrown.co.uk