



**Woodlea Close, Yeadon Leeds LS19 7LP**



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**Woodlea Close, Yeadon Leeds**

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



### **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 x 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.



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## 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 in the region of

**£260,000**



Please note the marker reflects the postcode not the actual property

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