



Greenlea Road, Yeadon Leeds LS19 7RH

welcome to

Greenlea Road, Yeadon Leeds

****NO ONWARD CHAIN**** A three bedroom semi detached house in a popular residential area, well maintained throughout with good size rooms. The house benefits from front and rear gardens, off street parking and a single detached garage. Early viewing is highly advised.



Yeadon

Yeadon is a small town approx 8 miles from Leeds City Centre. Yeadon High Street has a wide range of amenities, bars, cafes, restaurants and two supermarkets. There are regular buses which service Leeds, Bradford and surrounding areas, ideal for commuters. The prestigious Woodhouse Grove is a short drive away. Yeadon also boasts Yeadon Tarn which provides pleasant walks around, green space and a children's play park. Yeadon Town Hall built in the 1880's is a beautiful Grade II listed building and hosts numerous shows and concerts throughout the year and also boasts the lovely stage door café and licensed bar.

Entrance Hall

Enter from the front into the hallway with a useful storage cupboard.

Lounge

15' 9" Max x 14' 8" Max (4.80m Max x 4.47m Max)
A spacious room with an exposed stone fireplace, built in shelves and cupboard into the recess, understairs storage cupboard and stairs leading to the first floor.

Kitchen/Diner

14' 7" Max x 8' 1" Max (4.45m Max x 2.46m Max)
The kitchen offers a range of wall and base units with worksurfaces incorporating a sink, drainer and gas hob with extractor fan above and a tiled splashback. There is an integrated double electric oven, spaces for further appliances and a large pantry. The tiled floor continues into the dining area with ample space for a table and chairs and there is a rear access door leading out to the garden.

Landing

The stairs rise from the lounge onto the landing with doors to three bedrooms, bathroom and access to the loft.

Bedroom One

13' 10" Max x 8' 3" Max (4.22m Max x 2.51m Max)

A good size double bedroom positioned to the front elevation with space for free standing furniture.

Bedroom Two

10' 2" Max x 8' 2" Max (3.10m Max x 2.49m Max)
A double bedroom positioned to the rear elevation with space for free standing furniture.

Bedroom Three

6' 9" Max x 6' Max (2.06m Max x 1.83m Max)
A single bedroom positioned to the front elevation. This would make a great office or third bedroom depending on the buyers needs.

Bathroom

Fully tiled and fitted with a three piece suite comprising of a panel bath with shower over, pedestal wash hand basin, wc and chrome heated towel rail.

Outside

To the front of the property there is a small lawn with well established shrubs and a driveway to the side provides off street parking for multiple vehicles. To the rear there is a paved seating area with lawn beyond.

Garage

A single detached garage with up and over door, perfect for storage or secure parking.



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welcome to

Greenlea Road, Yeadon Leeds

- Semi Detached House
- Three Good Size Bedrooms
- Well Proportioned Rooms
- Front & Rear Gardens
- Driveway

Tenure: Freehold EPC Rating: E

offers over

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA106804 - 0002

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