



Briarlea Close, Yeadon Leeds LS19 7JH



welcome to

Briarlea Close, Yeadon Leeds

A charming three-bedroom semi-detached home offering spacious living with two reception rooms, a convenient guest W/C, and well maintained front and rear gardens. The property also benefits from off-street parking, providing ease and practicality in a desirable location.



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This charming two-storey home features a well-organised layout ideal for comfortable family living. Upon entering through the front porch, you are welcomed into a spacious living room that leads directly into a well-appointed kitchen. Adjacent to the kitchen is another reception room, perfect for relaxation, with a convenient ground floor W.C. Upstairs, the first floor offers three bedrooms, including a generous master bedroom, a second double bedroom, and a smaller third bedroom ideal for a home office or nursery. The floor is completed by a family bathroom and a central landing area connecting all rooms. Additionally, the property includes a detached garage which has been thoughtfully converted and is currently used as a private space for a hot tub-offering a relaxing retreat right at home.

Situated in Yeadon, a suburban area within the city of Leeds, West Yorkshire. The area is predominantly residential, featuring a mix of semi-detached and detached homes, and is known for its family-friendly environment. Nearby amenities include schools, parks, and local shops, making it a convenient and pleasant place to live.

Ground Floor

Living Room

15' 5" x 14' 5" (4.70m x 4.39m)

Kitchen

8' 4" x 14' 5" (2.54m x 4.39m)

Lounge

6' 10" x 11' (2.08m x 3.35m)

Guest W/C

First Floor

Bedroom One

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

Bedroom Two

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

Bedroom Three

9' 11" x 5' 11" (3.02m x 1.80m)

Bathroom

Garage



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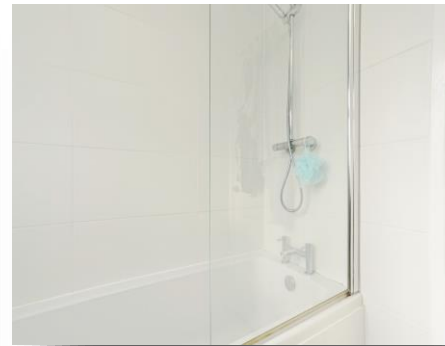
welcome to

Briarlea Close, Yeadon Leeds

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GROUND FLOOR GUEST W/C AND FAMILY BATHROOM
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: C

£275,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA107021 - 0002

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