



Coppice Wood Avenue, Yeadon Leeds LS19 7LQ

welcome to

Coppice Wood Avenue, Yeadon Leeds

A beautifully maintained three-bedroom semi-detached home, ideally situated in a sought-after residential area. Tastefully decorated throughout, this inviting property offers two spacious reception rooms, well-kept front and rear gardens, and a private driveway providing off street parking.



Yeadon

Yeadon is a charming small town located approximately 8 miles from Leeds City Centre. The High Street offers a variety of amenities, including bars, cafes, restaurants, and two supermarkets. Regular bus services connect Yeadon to Leeds, Bradford, and surrounding areas, making it ideal for commuters. The town is home to Yeadon Tarn, a scenic spot perfect for leisurely walks, green spaces, and a children's play park. Yeadon Town Hall, a beautiful Grade II listed building from the 1880s, hosts numerous shows and concerts throughout the year and features the delightful Stage Door Café and licensed bar.

Entrance Hall

Enter from the front into the welcoming hallway with stairs leading to the first floor.

Lounge

12' 6" Max x 11' 10" Max (3.81m Max x 3.61m Max)
A bright and airy room with a feature fireplace and large window to the front allowing a good amount of natural light to flow through. Additionally there are glazed doors leading to the dining room.

Dining Room

10' 10" Max x 10' 2" Max (3.30m Max x 3.10m Max)
With glazed doors leading to the lounge, wall units with work surface below, space for a fridge freezer and plumbing for a washing machine;

Kitchen

10' 1" Max x 8' 1" Max (3.07m Max x 2.46m Max)
A well presented kitchen offering a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob. Integrated appliances include an oven and dishwasher. An understairs cupboard provides further storage space and a door to the side gives access to the driveway.

Landing

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

Bedroom One

12' 11" Into wardrobes x 10' 11" Max (3.94m Into wardrobes x 3.33m Max)
A double bedroom positioned to the front elevation having fitted wardrobes with mirrored sliding doors and a large bay window letting lots of natural light in.

Bedroom Two

10' 9" Max x 10' 4" Max (3.28m Max x 3.15m Max)
A double bedroom positioned to the rear elevation with space for free standing furniture.

Bedroom Three

7' 6" Max x 7' Max (2.29m Max x 2.13m Max)
A good size single bedroom positioned to the front elevation. This could be used as a home office or third bedroom depending on the buyers needs.

Bathroom

A well presented bathroom with tiling to splash areas and fitted with a two piece suite comprising of a bath with shower over, wash hand basin with storage below and a storage cupboard.

Wc

With a wc and window to the side.

Outside

To the front of the property there is an astro turf lawn with fruit trees and fence borders and a driveway to the side providing off street parking for multiple vehicles. The large sunny rear garden is low maintenance and mostly paved making a fabulous entertaining space, featuring a Summerhouse with workshop, garden room and decked area.

Garden Room

A versatile garden room offering space for seating with power, light, tv point, and part used as a workshop.



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welcome to

Coppice Wood Avenue, Yeadon Leeds

- SET ON A CORNER PLOT
- THREE GOOD SIZE BEDROOMS
- WELL PRESENTED & MAINTAINED THROUGHOUT
- LARGE DRIVEWAY
- FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers over
£270,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEA106331 - 0003

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