



Greenlea Close, Yeadon Leeds LS19 7JL

welcome to

Greenlea Close, Yeadon Leeds

A beautifully presented three double bedroom detached home, located in a sought-after residential area. Finished to a high standard throughout, this stylish property boasts a contemporary kitchen/diner, elegant bathrooms, off-street parking, and a private rear garden—perfect for modern family living



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 hallway with stairs leading to the first floor.

Lounge

15' 8" Max x 10' 11" Max (4.78m Max x 3.33m Max)
A spacious, bright and airy room with feature coving, solid oak skirting boards and Ted Todd wood flooring.

Guest Wc

With a wc, wash hand basin with storage below and an Indian tiled floor.

Kitchen/Diner

19' 6" Max x 9' 5" Max (5.94m Max x 2.87m Max)
A modern and stylish kitchen/diner, the real hub of this family home and a great entertaining space. The kitchen offers a range of wall and base units with complimenting granite work surfaces and upstands, incorporating a sink and drainer with Hansgrohe tap. Integrated appliances include a Bosch dishwasher and there are spaces for a large range oven with glass splashback and Stoves extractor hood, fridge freezer and washing machine. A tiled floor continues into the dining room where there is ample space for a table and chairs. Fully glazed patio doors open up to the garden.

Landing

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

Bedroom One

12' 8" Max x 9' 7" Max (3.86m Max x 2.92m Max)
A double bedroom positioned to the rear elevation with space for free standing furniture and access to en suite facilities.

En Suite

A real luxurious en suite shower room, fully tiled with Villeroy & Boch porcelain tiles, fitted with a three piece suite comprising of a Mira shower enclosure, wc and Laufen sink with vanity storage below.

Bedroom Two

12' 6" Max x 8' 9" Max (3.81m Max x 2.67m Max)
A double bedroom positioned to the front elevation with space for free standing furniture.

Bedroom Three

10' 4" Max x 8' 11" Max (3.15m Max x 2.72m Max)
A double bedroom positioned to the front elevation with space for free standing furniture.

Bathroom

A stylish bathroom, refurbished to a high standard, with tiling to splash areas and fitted with a three piece suite comprising of a Carronite bath, Roca wash hand basin with storage below, wc and a heated towel rail. The floor features non-slip porcelain tiles, really adding to the luxury.

Outside

To the front of the property there is ample off street parking for multiple vehicles and access to the rear garden down the side of the house via a locked gate. There is a lovely private rear garden with an Indian stone paved seating area, a great entertaining space and lawn beyond with well stocked borders. The garden also benefits from three power sockets, outside tap and hose pipe. New fencing with metal Duraposts provide a good deal of privacy and security. Tucked away in a corner there is an

additional space which would be ideal for a shed or hot tub, depending on the buyers needs.

Garage

A great storage space.



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welcome to

Greenlea Close, Yeadon Leeds

- FABULOUS DETACHED FAMILY HOME
- REFURBISHED TO A HIGH STANDARD
- THREE DOUBLE BEDROOMS & EN SUITE FACILITIES
- HIGH SPEC RADIATORS THROUGHOUT
- OF STREET PARKING FOR THREE VEHICLES & GARAGE

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA107092 - 0007

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