



**Coppice Wood Close, Guiseley Leeds LS20 9JR**



**welcome to**

## **Coppice Wood Close, Guiseley Leeds**

A spacious mid-terrace home in a sought-after Guiseley location. Featuring a stylish kitchen/diner, bright conservatory, three generous bedrooms, a versatile loft room, off-street parking, and a low-maintenance garden.



### Entrance Hall

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

### Lounge

13' 2" Max x 12' 7" Max ( 4.01m Max x 3.84m Max )  
A bright and airy room having a feature fireplace.

### Kitchen/Diner

18' 10" Max x 10' 1" Max ( 5.74m Max x 3.07m Max )  
The kitchen has a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob with a tiled splashback. There is an integrated oven and spaces for a washing machine, dishwasher and fridge freezer. Go through a feature archway into the dining area where there is ample space for a table and chairs and fully glazed doors leading to the conservatory.

### Conservatory

9' 10" Max x 9' 6" Max ( 3.00m Max x 2.90m Max )  
A great addition to this family home creating extra living accommodation with floor to ceiling glazing and patio doors opening to the garden.

### Landing

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

### Bedroom One

13' 8" Max x 10' 4" Max ( 4.17m Max x 3.15m Max )  
A double bedroom with a built in wardrobe.

### Bedroom Two

12' 11" Max x 9' 9" Max ( 3.94m Max x 2.97m Max )  
A double bedroom with a built in wardrobe.

### Bedroom Three

8' 3" Max x 8' 2" Max ( 2.51m Max x 2.49m Max )  
A single bedroom with space for free standing furniture.

### Bathroom

With tiled walls and fitted with a three piece suite comprising a bath with shower over, wc and wash hand basin with storage below.

### Loft Room

18' 9" Limited head height x 12' 7" Limited head height ( 5.71m Limited head height x 3.84m Limited head height )  
A fabulous space in the loft with huge potential to fully convert.

### Outside

To the front of the property there is a pebbled driveway providing off street parking. At the rear there is a low maintenance tiered garden with block paved seating areas.

### Agents Note

There is a easement on the title, please enquire with the branch - Right of way between the neighbours tunnel.



***view this property online*** [williamhbrown.co.uk/Property/YEA107180](http://williamhbrown.co.uk/Property/YEA107180)



welcome to

## Coppice Wood Close, Guiseley Leeds

- THREE BEDROOMS
- LOFT ROOM WITH HUGE POTENTIAL
- OFF STREET PARKING
- CONSERVATORY
- LOW MAINTENANCE GARDEN

Tenure: Freehold EPC Rating: E  
Council Tax Band: B

offers over  
**£230,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/YEA107180](https://williamhbrown.co.uk/Property/YEA107180)



Property Ref:  
YEA107180 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**0113 250 6996**



[Yeadon@williamhbrown.co.uk](mailto:Yeadon@williamhbrown.co.uk)



27 High Street, Yeadon, LEEDS, West Yorkshire,  
LS19 7SP



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**