

# HUNTERS®

HERE TO GET *you* THERE

**17 Coppice Grange, Yeadon, Leeds, LS19 7GN**

**Offers In Excess Of £220,000**

**Property Images**





## Property Images



# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

Property Images





FLOOR 1

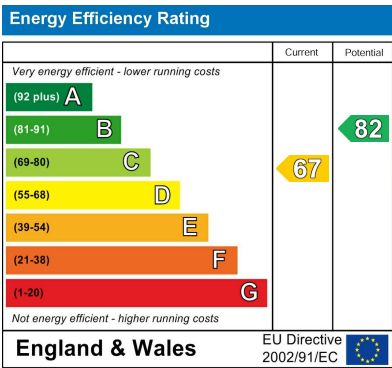


FLOOR 2

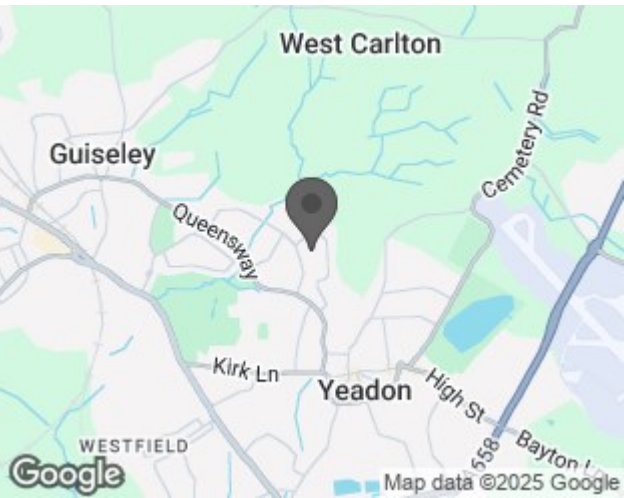
GROSS INTERNAL AREA  
FLOOR 1 42.8 m<sup>2</sup> FLOOR 2 29.9 m<sup>2</sup>  
TOTAL : 72.7 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## EPC



## Map



## Details

Type: House - Semi-Detached Beds: 2 Bathrooms: 2 Receptions: 1 Tenure: Freehold

## Summary

This beautifully presented modern two-bedroom end terrace is a hidden gem, offering both tranquility and convenience. Tucked away in a quiet residential backwater of Yeadon, the property enjoys fabulous views toward Burley and Ilkley Moor from the rear, making it a perfect retreat. Upon entering through the porch, which provides handy storage for coats and shoes, you are greeted by a generously sized, naturally bright living room. The spacious open-plan kitchen and dining room is a delightful space, ideal for both cooking and entertaining, with direct access to the attractive enclosed rear garden—a perfect spot for summer evenings.

The home's layout is thoughtfully designed, with a modern, spotlessly clean bathroom conveniently located between the living room and kitchen. Upstairs, there is a light-filled double bedroom, a smaller double bedroom with an ensuite WC, and a useful storage cupboard housing the boiler. The low-maintenance paved front garden serves as a suntrap and includes side access to the single garage, while the terraced rear garden captures the setting sun, offering a peaceful outdoor space.

Situated in an ideal location for those who value both quiet living and accessibility, the property is close to local shops and amenities in Yeadon, Guiseley, Rawdon, and Horsforth. Yeadon Banks and Nunroyd Park are nearby for leisurely walks, and Guiseley Train Station provides quick access to Leeds. For travelers, Leeds Bradford Airport is just a short taxi ride away. With Yeadon Tarn and the stunning landscapes of Wharfedale close by, and Harrogate just a 30-minute drive away, this home truly offers the best of both worlds.

## Features

- IDEAL FIRST TIME BUYER HOME / BUY TO LET INVESTMENT • FAR REACHING VIEWS TO REAR • GARAGE AND DRIVEWAY • OPEN PLAN DINING KITCHEN • TWO DOUBLE BEDROOMS • BEAUTIFULLY TENDED GARDENS • SMARTLY PRESENTED • HUNTERS 360 TOUR • CLOSE TO SCHOOLS, AMENITIES AND TRAIN STATION • ENSUITE WC