Ornella's Estates

PROUDLY INDEPENDENT



72 Coppice Wood Crescent

Yeadon, Leeds, LS19 7LG

Price £269,950

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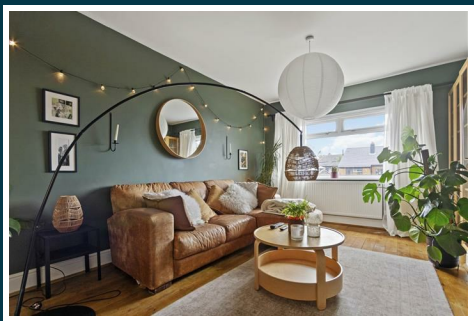
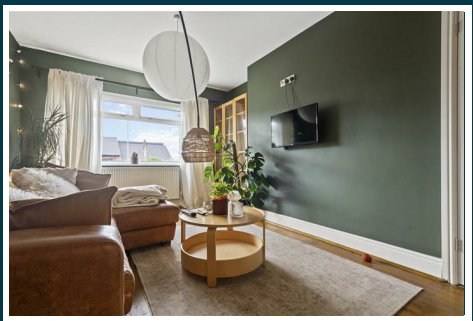



INTRODUCTION

Occupying a sought-after position on the ever-popular Coppice Wood Crescent in Yeadon, this charming semi-detached true bungalow enjoys far-reaching views and is offered to the market with the added advantage of no onward chain.

Perfectly suited to those looking to downsize, first-time buyers, or anyone seeking the ease of single-level living, the property is conveniently located within easy reach of both Yeadon and Guiseley, offering an excellent range of local amenities, shops, cafés, and transport links.

The well-presented accommodation briefly comprises a fitted kitchen, a spacious and welcoming lounge, two generous double bedrooms, and a house bathroom.

Externally, the property continues to impress with a driveway providing ample off-street parking, leading to a detached garage. The front garden is well maintained while the rear garden offers a wonderful space to relax and entertain, featuring a decked seating area that flows onto a well-maintained lawn.

Ready for its next chapter, this delightful bungalow combines comfort, convenience, and an enviable location. Early viewing is highly recommended to fully appreciate the space, outlook, and lifestyle this fantastic home has to offer. A wonderful opportunity not to be missed.

LOCATION

Nestled in the heart of Yeadon, Coppice Wood Crescent offers a warm, community-driven lifestyle just a short stroll from everyday conveniences and leafy escapes. You're within easy reach of charming cafés and eateries on the High Street, including Never Enough Thyme, Palm Koffee Co, The Corner 19 Café & Bistro, and Il Sogno, plus family-friendly pubs like The White Swan and Albert Inn . Both Morrisons and Aldi are right around the corner.

Families will appreciate the variety of excellent schools nearby: Queensway Primary, Yeadon Westfield Infant, Rufford Park Primary, plus secondary options like Benton Park, St. Oswald's (Guiseley), and Guiseley School just a short drive away.
There are also several nurseries and playgroups dotted around, including those near the Tarn.

Nature lovers will adore Yeadon Tarn (also known as Tarnfield Park), just under a mile away. This picturesque lakeside park features a children's playground with a flying fox, smooth walking paths, BMX track, boating and fishing facilities—and even ice-cream vans in summer
For additional green space, Nunroyd Park, Kirk Lane Park, and Micklefield Park offer open fields, sports pitches, playgrounds, and woodland paths

Commuting is a breeze: several frequent bus routes serve the area, (connecting to Leeds, Bradford, Harrogate, Otley and Guiseley), with key stops on High Street, Cemetery Road, and the A658/A65. For rail links, Guiseley and Apperley Bridge stations are both within a 10-minute drive, offering fast services into Leeds and beyond . Plus, Leeds Bradford Airport is practically on your doorstep—ideal for travel enthusiasts.

In sum, Coppice Wood Crescent blends convenience and character with outstanding schools, a thriving local scene, lush parks, and seamless transport links—making it the perfect place to call home.

HOW TO FIND THE PROPERTY

SAT NAV LS19 7LG

APPROACH

As you drive along Coppice Wood Crescent, there is a mixture of different types of properties, of which many of them are bungalows. Comprising:

FITTED KITCHEN

14'6" x 9'4" (4.428 x 2.865)
Entrance is via the side elevation into the kitchen. Comprising Upvc double glazed window to the front elevation. Upvc glass door to the side elevation. A wide range of wall and base units providing storage with contemporary worktops over. Integral electric oven with gas hob and stainless steel extractor fan over. Stainless steel sink one and a half bowl single drainer. Points for washing machine.. Integral fridge freezer. Single radiator.

INNER HALLWAY

Doors leading to:

FAMILY LOUNGE

14'6" x 9'4" (4.428 x 2.865)
Comprising Upvc double glazed window to the front elevation, Wood flooring. Double radiator. TV point.

BEDROOM.1.
12'9" x 9'4" (3.899 x 2.853)
A lovely double bedroom comprising Upvc double glazed window to the rear elevation overlooking the garden. Double radiator.

BEDROOM.2.
9'3" x 9'0" (2.824 x 2.757)
Another double bedroom comprising Upvc double glazed window to the rear elevation. Single radiator.

HOUSE BATHROOM
6'0" x 5'1" (1.834 x 1.569)
Comprising Upvc double glazed window to the side elevation. Bath with thermostatic shower over. Low level w.c. Wash hand basin. Fully tiled walls. Radiator.

OUTSIDE

DRIVEWAY AND GARAGE
Externally, the property continues to impress with a driveway providing ample off-street parking, leading to a detached garage

GARDENS TO FRONT AND REAR
The front garden is well maintained while the rear garden offers a wonderful space to relax and entertain, featuring a decked seating area that flows onto a well-maintained lawn.

ESTATE AGENCY SERVICES DECLARATION
Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

PROPERTY OMBUDSMAN
ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

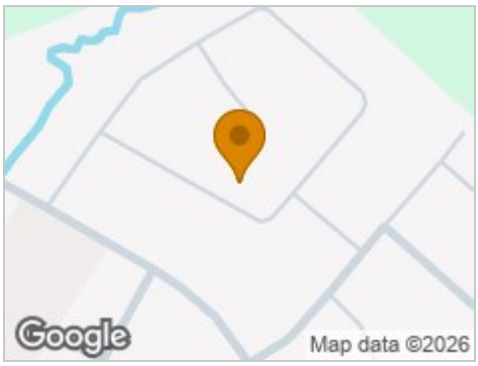
MORTGAGES
DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOUD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

BROCHURE
PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.





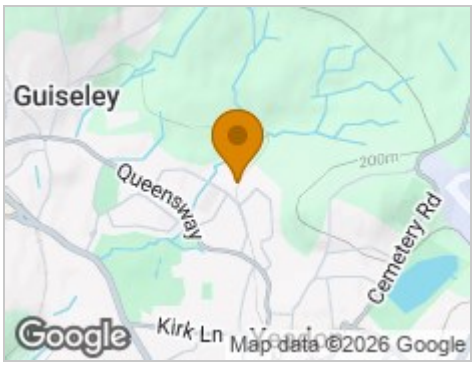

Road Map



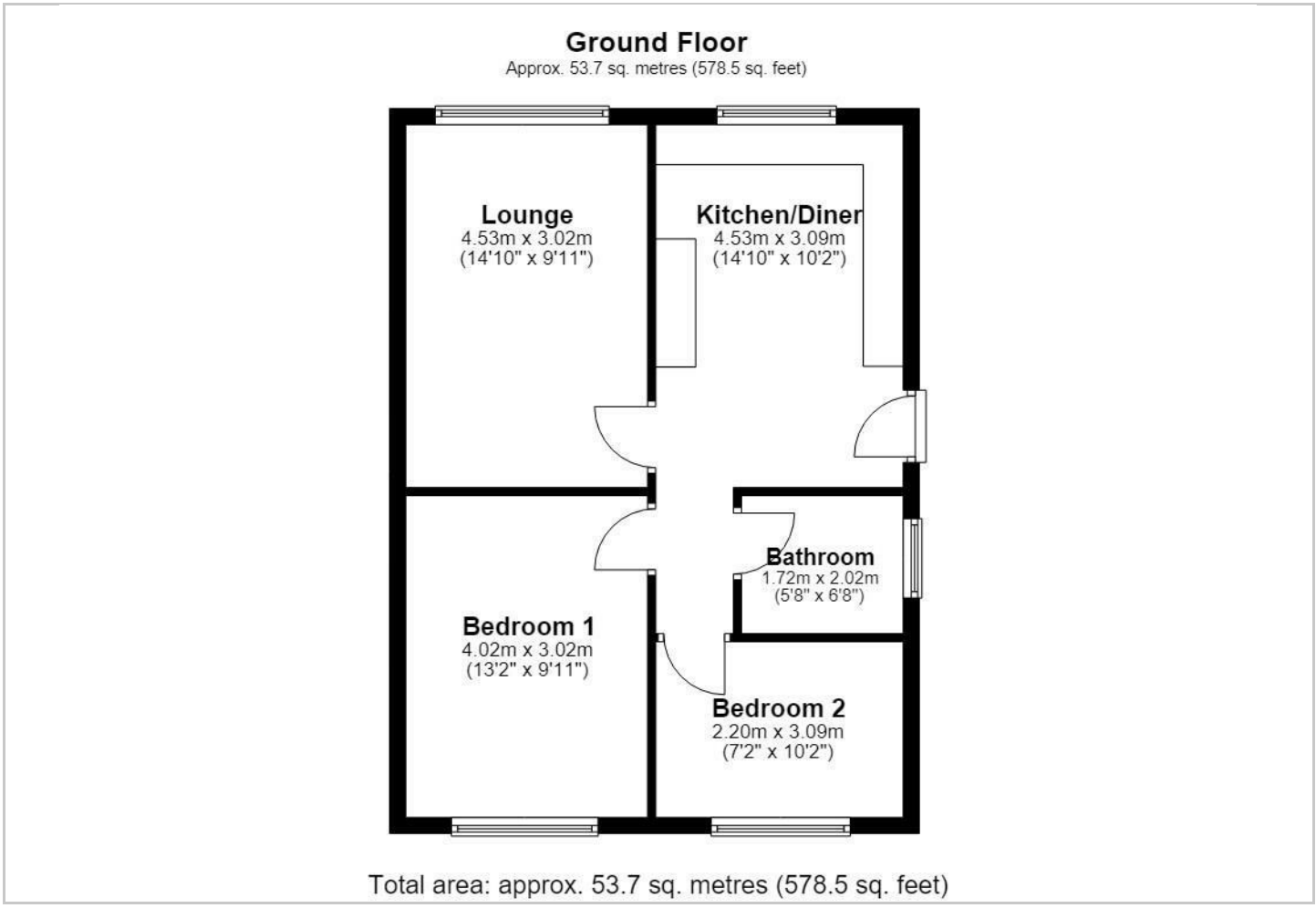
Hybrid Map



Terrain Map



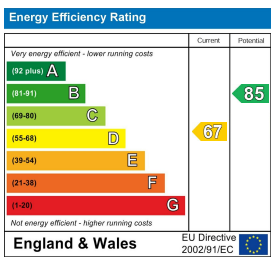
Floor Plan



Viewing

Please contact our Ornella's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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