



Coppice Grange, Yeadon LEEDS LS19 7GN

welcome to

Coppice Grange, Yeadon LEEDS

A well-presented end-terrace home in a SOUGHT-AFTER residential area, offering SPACIOUS living accommodation throughout. The property features a MODERN kitchen/diner, two generously sized double bedrooms, front and rear gardens, off-street parking, and a DETACHED GARAGE.



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.

Porch

Enter from the front into the porch, a great space for shoes and boots.

Lounge

A spacious room with a large window allowing a good amount of natural light to flow through and there are stairs leading to the first floor.

Kitchen/Diner

A modern kitchen offering a good range of wall and base units with work surfaces incorporating a sink, drainer and gas hob with extractor hood above and a tiled splashback. There is an integrated oven and spaces for all other appliances. The dining area has ample space for a table and chairs and fully glazed patio doors open up to the garden. Additionally there is an access door to the rear.

Bathroom

Fully tiled and fitted with a three piece suite comprising a bath with shower over, wc and wash hand basin.

Bedroom One

A double bedroom positioned to the front elevation with fitted wardrobes.

Bedroom Two

A double bedroom positioned to the rear elevation

with built in wardrobes.

Outside

To the front of the property there is a low maintenance garden and a driveway to the side providing off street parking. The rear garden has a paved seating area leading off the dining room and a lawn beyond.

Garage

A single detached garage, perfect for storage or secure parking.



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welcome to

Coppice Grange, Yeadon LEEDS

- SPACIOUS END TERRACE HOUSE
- NICELY PRESENTED THROUGHOUT
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN/DINER
- FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA107277 - 0007

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