



Briarlea Close, Yeadon Leeds LS19 7JH

welcome to

Briarlea Close, Yeadon Leeds

A beautifully presented semi-detached home offering spacious, well-proportioned rooms throughout. The property boasts three generously sized bedrooms, a well maintained kitchen and shower room, a stunning conservatory, driveway parking, and attractive front and rear gardens.



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

A spacious, bright and airy room having a feature fireplace, understairs storage cupboard and a bay window to the front allowing a good amount of natural light to flow through.

Kitchen/Diner

A well maintained kitchen/diner offering a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob with extractor hood above and a tiled splashback. Integrated appliances include an oven, fridge freezer and there are spaces for a washing machine and dishwasher. The dining area has ample space for a table and chairs and fully glazed doors lead to the conservatory.

Conservatory

A great addition to this family home creating extra living space with glazing to two sides and patio doors opening to the garden.

Bedroom One

A double bedroom positioned to the front elevation with built in wardrobes.

Bedroom Two

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

Bedroom Three

A single bedroom positioned to the front elevation with space for free standing furniture.

Shoer Room

A modern shower room, fully tiled and fitted with a three piece suite comprising a shower cubicle, wc and wash hand basin.

Outside

To the front is a low maintenance garden with a driveway to the side providing off street parking. to the rear there is a good size garden mostly laid to lawn.



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Briarlea Close, Yeadon Leeds

- SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE GOOD SIZE BEDROOMS
- KITCHEN & SHOWER ROOM
- DRIVEWAY

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£240,000



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