



**Greenlea Road, Yeadon Leeds LS19 7SN**

**welcome to**

**Greenlea Road, Yeadon Leeds**

A well-presented three-bedroom semi-detached home situated in a popular residential area. The property features a spacious kitchen/diner, a modern bathroom, front and rear gardens, off-street parking, and a detached garage. Ideal for buyers seeking a ready-to-move-into home close to local amenities.



## 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 with a useful storage cupboard.

## Lounge

A bright and airy room with an attractive fireplace, understairs storage cupboard and stairs leading to the first floor.

## Kitchen/Diner

A well presented kitchen offering a range of wall and base units with work surfaces incorporating a sink and drainer with a tiled splashback. There are spaces for an oven, washing machine and dryer. The dining area has ample space for a table and chairs and an access door leading out to the garden.

## Bedroom One

A good size double bedroom with a fitted wardrobe.

## Bedroom Two

A double bedroom with space for free standing furniture.

## Bedroom Three

A single bedroom with space for free standing furniture.

## Bathroom

Fitted with a three piece suite comprising a bath with

shower over, hand basin with storage below, wc and a chrome heated towel rail.

## Outside

At the front of the property, there is a small lawn alongside a driveway that offers off-street parking. The rear garden is designed for low maintenance, featuring a combination of lawn and paved areas.

## Garage

A single detached garage perfect for storage.



**view this property online** [williamhbrown.co.uk/Property/YEA107354](http://williamhbrown.co.uk/Property/YEA107354)



welcome to

## Greenlea Road, Yeadon Leeds

- WELL PRESENTED SEMI DETACHED HOUSE
- THREE BEDROOMS
- KITCHEN/DINER
- MODERN BATHROOM
- FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £240,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/YEA107354](http://williamhbrown.co.uk/Property/YEA107354)



Property Ref:  
YEA107354 - 0004

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](http://williamhbrown.co.uk)**