Ornella's Estates

PROUDLY INDEPENDENT

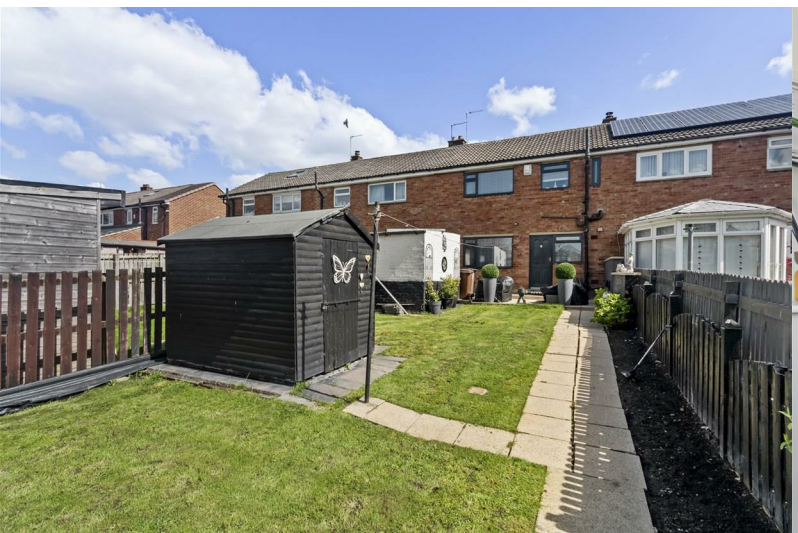


92 Coppice Wood Avenue

Yeadon, Leeds, LS19 7LF

Price £235,000

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INTRODUCTION

LOOK, LOOK, LOOK, CHAIN FREE. Step into this charming mid-through terrace, a beautifully presented home that perfectly suits first-time buyers or those looking to downsize without compromise. From the moment you enter, the property impresses with its light-filled, airy interiors and a welcoming sense of space throughout.

Ideally positioned, the home offers convenient access to a range of highly regarded local schools, both primary and secondary, as well as excellent amenities and transport links. The nearby Nunroyd Park provides a wonderful escape for families and outdoor enthusiasts alike, offering green open spaces just moments from your doorstep.

The accommodation is thoughtfully arranged, beginning with an entrance vestibule leading into a welcoming hallway. The ground floor boasts a comfortable family lounge, a separate dining room perfect for entertaining, and a well-appointed fitted kitchen.

Upstairs, the property continues to impress with three well-proportioned bedrooms and a modern house bathroom, providing ample space for growing families or visiting guests.

Externally, the home features driveway with parking to the front, while the rear reveals a delightful family garden. A paved patio seating area offers the perfect setting for summer evenings and outdoor dining, leading onto a lawn surrounded by established flowers, trees, and shrubs—creating a private and tranquil retreat.

This is a home that effortlessly combines comfort, convenience, and charm—ready to welcome its next owners.

WHAT OUR VENDOR SAY

LOCATION

Ideally situated on Coppicewood Avenue, Yeadon, this home enjoys a fantastic location just moments from the vibrant Yeadon Town Centre, where a great selection of everyday amenities can be found, including supermarkets such as Morrisons Yeadon, Sainsbury's Local Yeadon, and Aldi Yeadon. The property is also in very close proximity to Guiseley Retail Park, offering a range of popular retail stores, as well as Guiseley Town Centre with its excellent selection of shops, cafés, restaurants, and local amenities. For commuters, Guiseley Train Station is just a short distance away, providing convenient rail links to Leeds, Bradford, and surrounding areas.

The area is particularly appealing for families, offering a choice of well-regarded schools including Rufford Park Primary School, Westfield Primary School, and Benton Park School, St. Oswald's Primary and Guiseley secondary school, along with excellent nursery options nearby. For those who enjoy the outdoors, both Nunroyd Park and Yeadon Tarn provide beautiful green spaces perfect for walking, relaxing, and family activities.

Commuters are exceptionally well catered for with regular bus services, easy access to major road networks, the convenience of Guiseley Train Station nearby, and Leeds Bradford Airport just a short drive away—making this a wonderfully connected yet peaceful place to call home.

HOW TO FIND THE PROPERTY

SAT NAV LS19 7LF

APPROACH

As you approach this much loved home you immediately see the lovely kerb appeal it offers. Comprising:

ENTRANCE VESTIBULE

Composite entrance door. Upvc double glazed floor to ceiling windows to the front elevation. Windows to the side elevations.

ENTRANCE HALLWAY

Glass panelled door, Fitted cupboard. Stairs to first floor. Radiator.

FAMILY LOUNGE

12'2" x 12'2" (3.72 x 3.72)

Double glazed window to the front elevation. Double radiator. TV point. Coving to ceiling. Gas feature fire with marble surround and base.

DINING ROOM

8'8" x 9'10" (2.66 x 3.01)

Comprising double glazed window to the rear elevation overlooking the garden. Single radiator.

FITTED MODERN KITCHEN

11'3" x 7'10" (3.44 x 2.39)

Comprising double glazed window to the rear elevation overlooking the garden. Wood door leading into the garden. Stainless steel sink. A wide range of modern wall and base units with contemporary worktops over. Integral electric hob and cooker with extractor fan over. Points for washing machine and fridge freezer. Part tiled walls. Understairs pantry.

FIRST FLOOR

LANDING AREA
Access to loft. Doors leading to:

BEDROOM.1.
12'2" x 10'5" (3.72 x 3.18)
Comprising double glazed windows to the front elevation. Single radiator. TV point. Coving to ceiling. Storage cupboard.

BEDROOM.2.
8'8" x 12'2" (2.66 x 3.72)
Double glazed window to the rear elevation overlooking the garden and boasting long distant views. Single radiator.

BEDROOM.3.
8'0" x 7'3" (2.44 x 2.22)
Double glazed window to the front elevation. Fitted wardrobe. Single radiator.

HOUSE BATHROOM
5'1" x 7'10" (1.56 x 2.39)
Comprising double glazed window to the rear elevation. Bath with Mira shower. Low level w.c. Wash hand basin. Part tiled walls. Radiator.

OUTSIDE

FRONT AND REAR GARDENS
Externally, the home features a low-maintenance garden to the front, while the rear reveals a delightful family garden. A paved patio seating area offers the perfect setting for summer evenings and outdoor dining, leading onto a lawn surrounded by established flowers, trees, and shrubs—creating a private and tranquil retreat.

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.









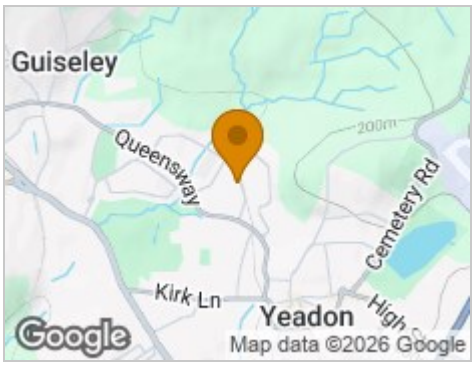
Road Map



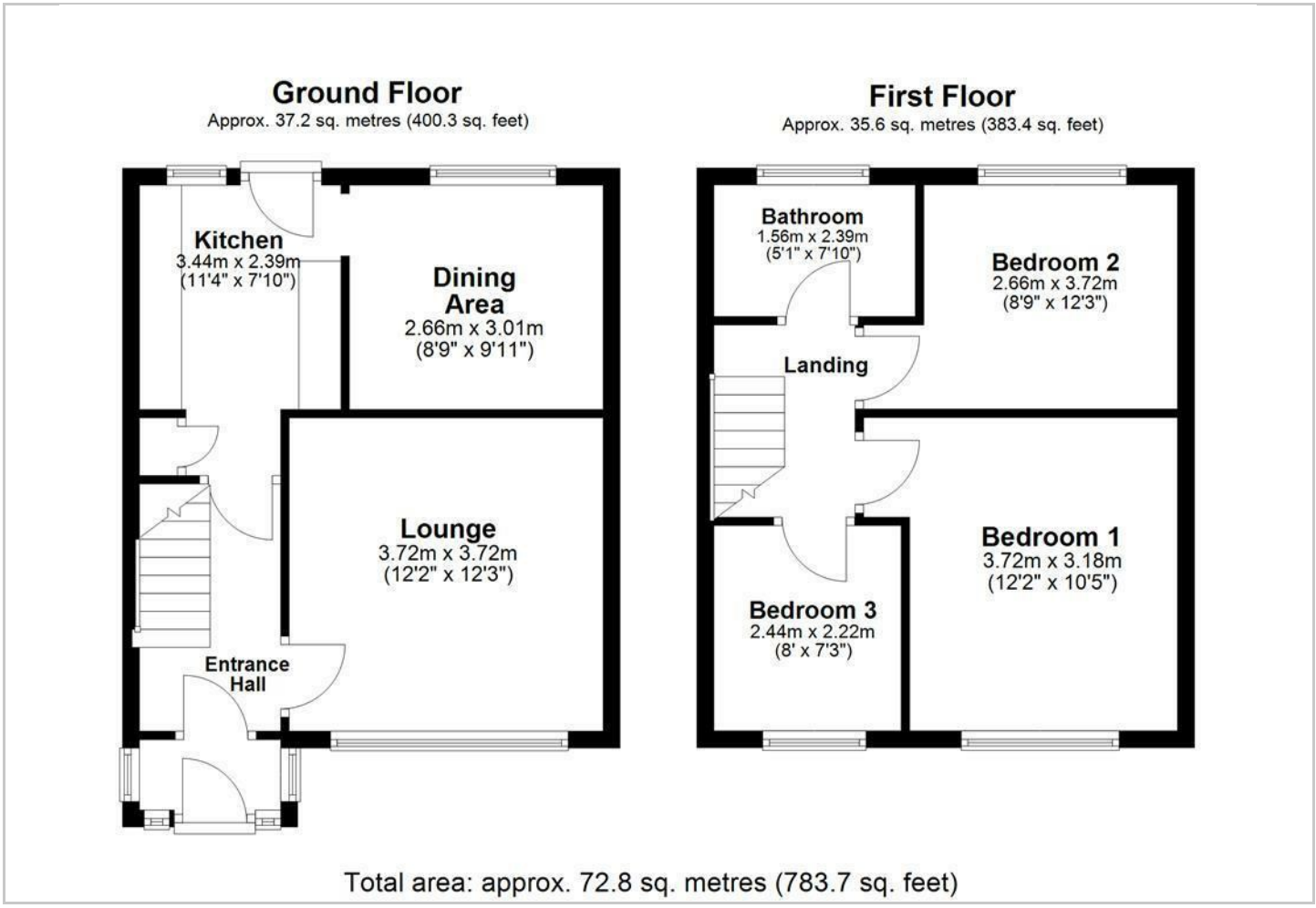
Hybrid Map



Terrain Map



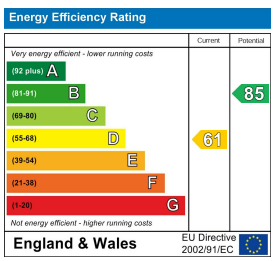
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

1A Town Gate, Guiseley, Leeds, West Yorkshire, LS20 9JB
Tel: 01943 661506 Email: info@ornellasestates.com