





Thornlea Close,Yeadon Leeds LS19 7LT

william
h brown

welcome to

Thornlea Close, Yeadon Leeds

Beautifully presented three-bedroom semi-detached home featuring a spacious lounge, modern kitchen/diner, stylish bathroom, landscaped rear garden, garage and driveway parking. Situated in a popular residential location close to local amenities, schools and transport links. Ideal family home.













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.

Lounge
A spacious and beautifully presented lounge featuring modern décor and stylish wood-effect flooring throughout. The room is centred around a striking contemporary media wall incorporating a feature electric fireplace and wall-mounted television space, creating an impressive focal point. A large window to the front elevation allows plenty of natural light to flood the room, while there is ample space for a range of lounge furnishings, making it the perfect setting for relaxing and entertaining.

Kitchen/Diner
A stylish and well-appointed kitchen/diner fitted with a range of modern wall and base units complemented by generous work surfaces and attractive splashbacks. The kitchen incorporates a sink and drainer, gas hob, integrated oven and space for additional appliances. A designated dining area provides space for a table and chairs, making it ideal for everyday dining and entertaining.

Bedroom One
A generous double bedroom beautifully presented in neutral tones and benefiting from a large front-facing window that allows an abundance of natural light. The room offers ample space for a double bed and a range of freestanding furniture.

Bedroom Two
A well-proportioned second double bedroom offering versatile accommodation, currently utilised as a child's room. The room features modern décor, wood-effect flooring and a large window that fills the space with natural light.

Bedroom Three
A good-sized single bedroom enjoying a pleasant front-facing aspect through a large window that allows plenty of natural light. The room offers space for a single bed and additional bedroom furniture, making it ideal as a child's bedroom, nursery, home office or study.

Bathroom
A modern and well-presented family bathroom fitted with a three-piece suite comprising a panelled bath with shower over and glass shower screen, WC and vanity wash hand basin with useful storage beneath. Finished with contemporary wall tiling and benefiting from a frosted window providing natural light and ventilation, this stylish bathroom offers both practicality and comfort.

Externally
The property benefits from an attractive front garden, predominantly laid to lawn with well-stocked planted borders adding colour and kerb appeal. A driveway provides off-street parking and leads to the garage.The front garden is well maintained and creates a welcoming first impression to this lovely family home.

The enclosed rear garden has been thoughtfully landscaped to create an attractive and family-friendly outdoor space. A raised patio area provides the perfect setting for outdoor dining and entertaining, with steps leading down to a generous lawned garden offering ample space for children to play, gardening enthusiasts, or simply relaxing outdoors.

Garage
A single garage perfect for storage.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Thornlea Close, Yeadon Leeds

- BEAUTIFULLY PRESENTED SEMI DETACHED HOUSE
- THREE GOOD SIZE BEDROOMS
- MODERN KITCHEN & BATHROOM
- FRONT & LANDSCAPED REAR GARDEN
- OFF STREET PARKING & GARAGE

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£260,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
YEA107682 - 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.

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