

Ornella's Estates

PROUDLY INDEPENDENT



85 Greenlea Avenue

Yeadon, Leeds, LS19 7SL

Price £190,000



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INTRODUCTION

This is a fantastic opportunity to acquire a spacious home in the ever-popular area of Westfield, Yeadon, ideal for first-time buyers, investors, or those looking to downsize without compromising on space.

While the property would benefit from some modernisation, it offers excellent potential to create a beautiful home tailored to your own taste and style. Priced to reflect the work required, this is a superb chance to secure a property in a popular location at great value.

The accommodation briefly comprises an entrance hall, a generous dining kitchen perfect for family meals, and a comfortable lounge. To the first floor, there are three well-proportioned bedrooms and a house bathroom.

Externally, the property features an enclosed lawned garden to the front. To the rear, you'll find a spacious garden with a mix of paving and lawn, complemented by established shrubbery and a useful garden shed, ideal for relaxing, entertaining, or further landscaping.

With its excellent location, generous layout, and huge potential, this property is not to be missed.

LOCATION

Yeadon is a truly fabulous place to call home. Nestled just 7 miles northwest of Leeds city centre, this vibrant town combines relaxed suburban charm with outstanding amenities

Supermarkets include Morrisons on High Street, a popular Aldi branch at Westfield Mills, and a Sainsbury's nearby in Rawdon.

Rufford Park Primary, Yeadon Westfield Infant & Junior Schools, Queensway Primary, Ss Peter & Paul RC Primary, and for secondary, Benton Park School, St Mary's Menston, Guiseley School, and St Oswald's in Guiseley.

Cafés & restaurants abound: Never Enough Thyme, Palm Koffee Co, The Corner 19 Café & Bistro; for evening dining, Il Sogno, Amalfi, Sweet Basil Valley, Fikos Mediterranean Kitchen, and the beloved Murgatroyd's fish & chips. Airport-side, Multiflight Café Bar offers runway-view dining.

Pubs & social spots include The Woolpack, White Swan, Albert Inn,

Clothiers Arms, and Yeadon Stoops, warm, welcoming places for a cosy pint or meal.

Yeadon Tarn & outdoors: A scenic 7-hectare lake with wildfowl, sailing, fishing, kayaking, a playground, BMX track, and sprawling green spaces that border the airport—a perfect spot for family walks or peaceful nature time.

Transport links are excellent: Yeadon has frequent buses (routes 27, 33, 34, 747, and the A-series linking Leeds, Bradford, Harrogate, Otley, while nearby Guiseley and Horsforth stations offer swift rail travel on the Leeds-Bradford line. With the A65 nearby and Leeds Bradford Airport on its doorstep, reaching the UK and beyond is remarkably easy.

Combine all that with the charm of a close-knit community, strong school options, vibrant high street and café culture, stunning green space, and seamless connectivity, Yeadon really is a fabulous place to live, grow, and enjoy life.

HOW TO FIND THE PROPERTY

SAT NAV LS19 7SL

ACCOMMODATION

ENTRANCE HALL

Offering an abundance of natural light and comprising glass panelled door to the front elevation. Understairs storage. Single radiator. Stairs to first floor. Meter cupboard.

LOUNGE

12'7" x 11'6" (3.848 x 3.518)

Comprising Upvc double glazed window to the front elevation. Gas fire. TV point. Radiator.

DINING KITCHEN

18'9" x 8'11" (5.730 x 2.727)

This is a great space for entertaining family and friends. Comprising Upvc double glazed window and glass door to the rear elevation leading into the garden. Patio doors leading to the rear elevation. A wide range of wall and base units with laminate worktops. Points for cooker, fridge freezer and washing machine. Stainless steel sink. New Worcester boiler. Single radiator.

FIRST FLOOR

LANDING AREA

Access to loft. Doors leading to:

Tel: 01943 661506

BEDROOM.1.

11'6" x 7'10" fitted wardrobes (3.525 x 2.391 fitted wardrobes)
Comprising Upvc double glazed window to the front elevation. Fitted wardrobes. Single radiator.

BEDROOM.2.

10'9" x 8'7" (3.299 x 2.624)
Another double bedroom comprising Upvc double glazed window to the rear elevation overlooking the garden. Single radiator.

BEDROOM.3.

8'7" x 8'4" into recess (2.636 x 2.541 into recess)
Comprising Upvc double glazed window to the front elevation. Single radiator.

HOUSE BATHROOM

7'4" x 5'1" (2.259 x 1.57)
Comprising Upvc double glazed window to the rear elevation. Panelled bath with Mira shower over. Wash hand basin. Low level w.c. Part tiled walls. Radiator.

OUTSIDE

FRONT AND REAR GARDENS

Externally, the property features an enclosed lawned garden to the front. To the rear, you'll find a spacious garden with a mix of paving and lawn, complemented by established shrubbery and a useful garden shed, ideal for relaxing, entertaining, or further landscaping.

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.

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 WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

PROPERTY OMBUDSMAN

ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

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.



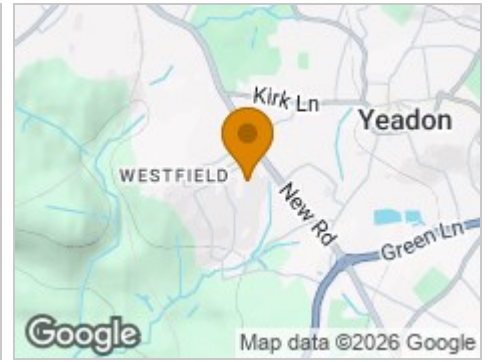
Road Map



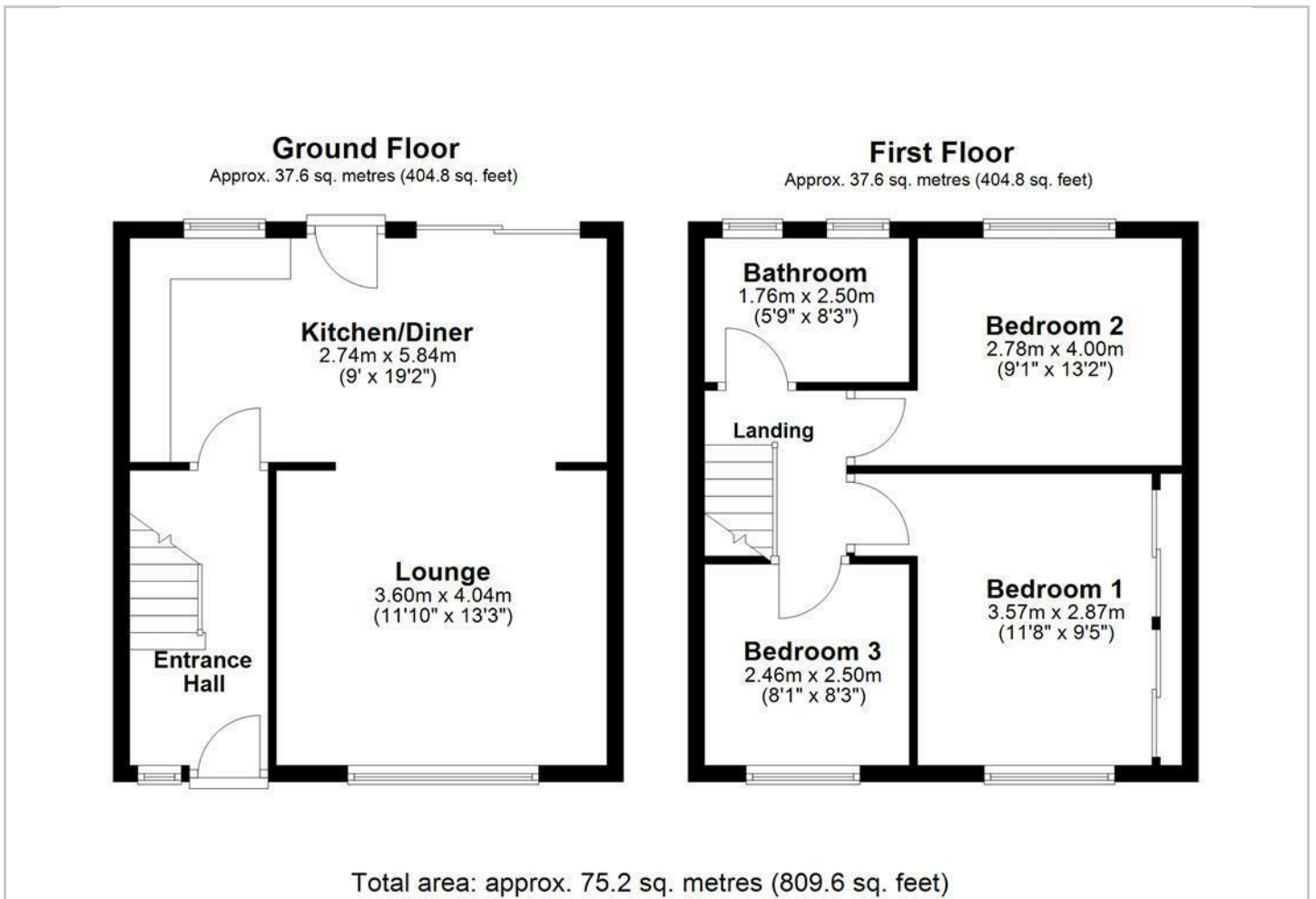
Hybrid Map



Terrain Map



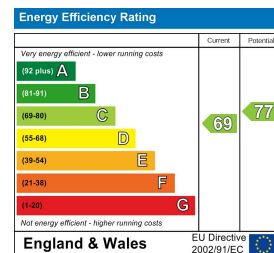
Floor Plan



Viewing

Please contact our Ornela's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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