





Coverley Rise,Yeadon Leeds LS19 7WB

william h brown

welcome to

Coverley Rise, Yeadon Leeds

Attractive three-bedroom detached family home featuring spacious living accommodation, private front and rear gardens, double driveway, detached garage and versatile outbuilding. Offering a bright dual-aspect lounge, dining room, en-suite principal bedroom and sought-after residential location.













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.

Hallway
The welcoming hallway sets the tone for the rest of the home, featuring attractive solid oak flooring that adds warmth and character. Open through to the dining room, the space enjoys a light and airy feel while providing a practical flow for modern family living. Stairs rise to the first floor, creating an inviting entrance to the property.

Living Room
A spacious and beautifully presented living room, flooded with natural light from dual aspect windows, including an attractive bay window. The room features a fabulous character fireplace as a stunning focal point, while solid oak flooring adds warmth and elegance. Offering a bright and airy feel throughout, this is a wonderful space for both relaxing and entertaining.

Dining Room
The dining room provides ample space for a family dining table and chairs, making it ideal for both everyday meals and entertaining guests. Solid oak flooring continues from the adjoining rooms, creating a warm and cohesive feel. Fully glazed patio doors open directly onto the garden, while an additional side window allows natural light to flood the space, resulting in a bright and inviting atmosphere.

Kitchen
A fitted kitchen offering a good range of wall and base units, providing ample storage and workspace. There is an integrated dishwasher and microwave for added convenience, whilst space is available for a large range-style oven and a freestanding fridge freezer. The layout is both practical and functional, making it well suited to modern family living and keen home cooks alike.

Downstairs Wc
The downstairs WC is fitted with a WC and hand basin, providing a practical and convenient addition to the ground floor.

Bedroom One
A good sized double bedroom featuring a built-in wardrobe, providing excellent storage whilst maximising floor space. The room offers ample space for additional bedroom furniture and enjoys a bright and comfortable feel. A particular benefit is the direct access to the en-suite shower room, adding both convenience and privacy.

Bedroom Two
A good sized second double bedroom featuring a fitted wardrobe that provides excellent built-in storage. The room offers plenty of space for additional furniture and benefits from a bright and airy feel, creating a comfortable and versatile space for guests or family.

Bedroom Three
A comfortable single bedroom offering space for a bed and additional furniture. Benefiting from a bright and airy feel, the room provides a versatile space that could equally be used as a child's bedroom, guest room or home office, depending on individual requirements.

Bathroom
The family bathroom is fitted with a bath, WC and hand basin, offering a practical and well-proportioned space for everyday use.

Externally
The attractive front garden is beautifully maintained and provides excellent kerb appeal. Predominantly laid to lawn, the garden is bordered by mature hedging and established shrubs, creating a high degree of privacy and a pleasant green outlook. A double driveway to the side provides off street parking and leads to the detached garage. The rear garden has been thoughtfully designed to provide a private and enjoyable outdoor space. Directly accessed from the property is a decked seating area, offering ample room for outdoor furniture and alfresco dining. Beyond, a lawned garden is surrounded by mature trees, shrubs and established planting, creating a peaceful and secluded setting.

Garage
A single detached garage provides secure parking and useful additional storage space.

Outbuilding
The versatile detached outbuilding has been thoughtfully divided into two separate rooms, comprising a practical utility room and a useful workshop. The utility room provides additional space for laundry appliances and household storage, while the workshop offers an excellent area for hobbies, DIY projects or further storage. This valuable addition enhances the property's functionality and offers a range of potential uses to suit individual requirements.

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.

welcome to

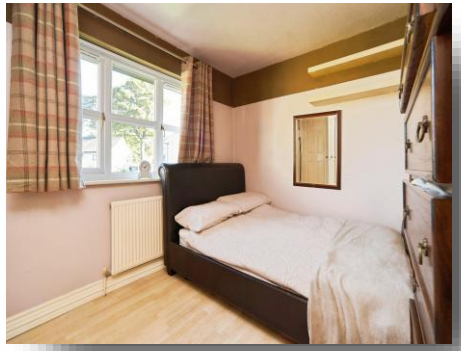
Coverley Rise, Yeadon Leeds

- ATTRACTIVE DETACHED FAMILY HOME
- THREE WELL PROPORTIONED BEDROOMS
- SPACIOUS LIVING ROOM WITH BAY WINDOW
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- SOLID OAK FLOORING

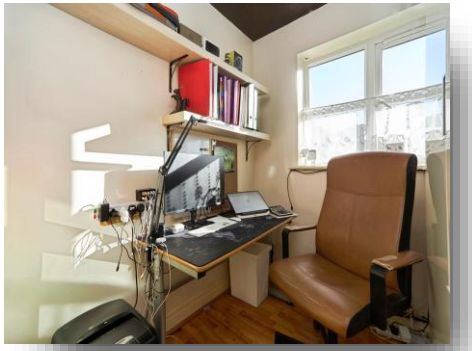
Tenure: Freehold EPC Rating: C
Council Tax Band: E

offers over

£375,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
YEA107654 - 0004

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