

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

30 Copt Royd Grove, Yeadon, Leeds, LS19 7HQ

Asking Price £580,000



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## Property Images

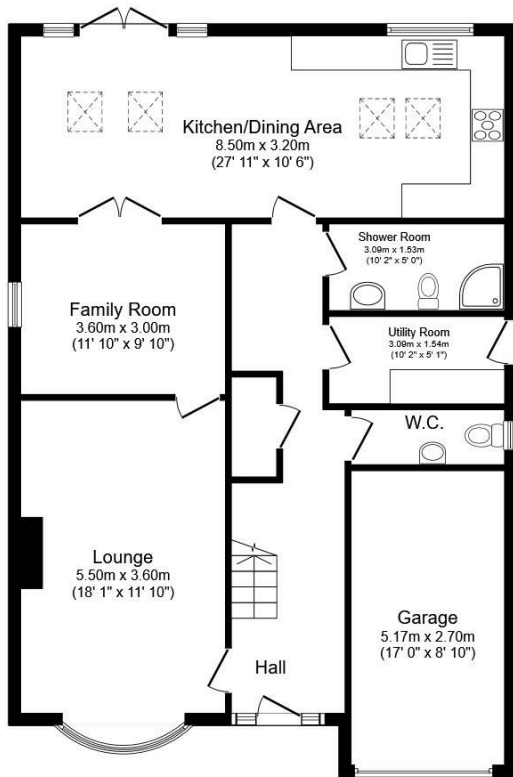


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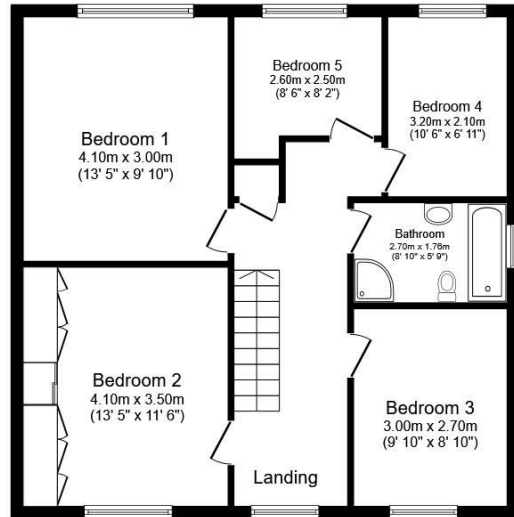
## Property Images





**Ground Floor**

Floor area 104.5 sq.m. (1,125 sq.ft.)



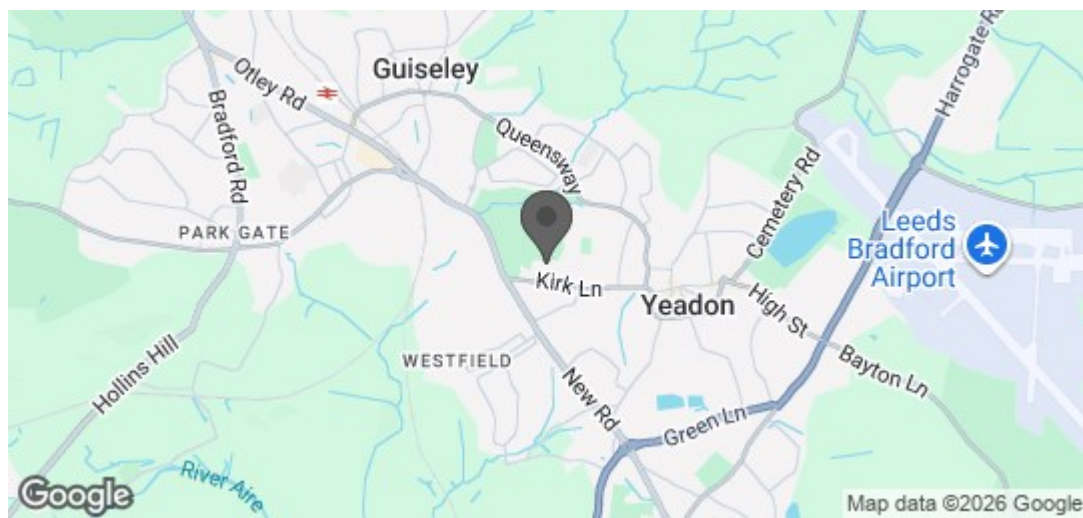
**First Floor**

Floor area 73.1 sq.m. (787 sq.ft.)

Total floor area: 177.6 sq.m. (1,912 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	<b>76</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
<b>England &amp; Wales</b>			





This unique and spacious family home is located on the popular Yeadon–Guiseley border and has been thoughtfully extended by the current owners to provide excellent and versatile accommodation, ideal for a growing family. Tucked away in a quiet cul-de-sac, the property enjoys a pleasant open aspect to the rear over Nunroyd Park.

The ground floor offers generous living space and briefly comprises a welcoming entrance hall, a well-proportioned lounge with feature fireplace, a separate family room which could also be used as a formal dining room, and an impressive extended living dining kitchen. This superb space spans the full width of the property and features a vaulted ceiling with Velux windows, creating a bright and airy hub for everyday living and entertaining. Further ground floor accommodation includes a utility room, W.C. and a useful shower room.

To the first floor are five double bedrooms, providing flexible accommodation for family living, guests or home working, along with a well-appointed house bathroom. The property is neutrally decorated throughout, giving a modern and contemporary feel.

Externally, there is a driveway and front garden, while to the rear is a fully enclosed and private garden with patio and lawned areas, garden lighting and a shed. The rear garden enjoys an open aspect over Nunroyd Park.

Yeadon offers a wealth of amenities including well-regarded schools, local shops, Morrisons supermarket, leisure facilities and scenic walks around Yeadon Tarn. Further amenities and rail links are available in neighbouring Guiseley and Horsforth, with excellent road connections via the A65 and A658, and Leeds Bradford Airport a short drive away.

An early viewing is highly recommended to fully appreciate this superb family home.