



blue
RESIDENTIAL

£219,950
Greenlea Road, Yeadon, LS19 7SN



Guisley: 86 Otley Road, Guiseley LS20 8BH t :01943 876888 f:01943 876111
e: info@blueresidential.co.uk w. www.blueresidential.co.uk

 **rightmove**.co.uk
The UK's number one property website





SALES • LETTINGS AND MANAGEMENT • HIPS • CONVEYANCING, FINANCIAL SERVICES & SURVEY SOLUTIONS

- * **CHAIN FREE**
- * **THREE BEDROOMED SEMI-DETACHED house**
- * **OFF STREET parking**
- * **RECENTLY entirely REDECORATED internally**
- * **VIEWS over OPEN field to the rear**
- * **New 'GAS FIRED' boiler**

The entire property has recently been redecorated, including all woodwork.

GROUND FLOOR

HALLWAY PVCu double glazed door and sidelet to the front. Radiator. Staircase to the first floor and under-stairs cupboard. There is a laminate floor finish.

KITCHEN 10' 5" x 6' 2" (3.2m x 1.9m) PVCu double glazed door to rear and double glazed window to side. Part tiled walls. With a range of base and wall units in high gloss white effect finish with extractor over halogen hob and electric oven. There is a marble effect work-surface with rolled edges, having an inset 1 1/2 bowl sink and drainer unit with mixer tap over. The floor is in stone effect vinyl finish.

LIVING ROOM 13' 1" x 9' 10" (into alcove) (4m x 3m (into alcove)) PVCu double glazed window to the front and wall lights. Radiator. Fire surround with marble effect back and hearth having an inset fire *, open plan to dining room. The floor is in a carpet finish. * for aesthetic purposes only



These particulars are set out as a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact. No person in this firms employment has the authority to make or give representation or warranty in respect of this property

DINING ROOM 10' 5" x 9' 10" (3.2m x 3m) PVCu double glazed window to the rear. Radiator. The floor is in a carpet finish.

FIRST FLOOR

LANDING Loft access hatch. PVCu double glazed window to the side. The floor is in a carpet finish.

BEDROOM ONE (FRONT) 13' 5" x 9' 10" (4.1m x 3m) PVCu double glazed window to the front. Radiator and built-in wardrobes with cupboards over. The floor is in a carpet finish.

BEDROOM TWO (Rear) 10' 5" x 9' 10" (3.2m x 3m) PVCu double glazed window to the rear. Radiator. Built-in louvered door wardrobes and cupboards over. The floor is in a carpet finish.

BATHROOM 6' 2" x 6' 2" (1.9m x 1.9m) PVCu double glazed window to the front. With mostly tiled walls and radiator. There is a three piece bathroom suite in white encompassing low level WC, pedestal wash hand basin and panelled bath with shower over. The floor is in a timber vinyl finish.

BEDROOM THREE 6' 2" x 6' 2" (1.9m x 1.9m) PVCu double glazed window to the front. Radiator. Built-in cupboard housing a 'Bosch' boiler which has been newly replaced. The floor is in a carpet finish.



These particulars are set out as a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact. No person in this firm's employment has the authority to make or give representation or warranty in respect of this property



OUTSIDE

PARKING There is a driveway to the front and side leading to a single detached garage.

GARDENS With fantastic views from the rear of the property over and across the adjacent field facing approx. East. There are lawned areas to the front garden and rear garden with patio and shrub/privet borders.

ADDITIONAL INFORMATION

COUNCIL TAX Online enquiries confirm the council tax band as 'C' which is £2,019.12 for 2026/27.

EPC The EPC rating is 'C'.

These particulars are set out as a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact. No person in this firm's employment has the authority to make or give representation or warranty in respect of this property



LOCATION

WHAT 3 WORDS LOCATION

///score.edits.proper

LOCAL AREA

The property is located within an established residential suburb, close to the Westfield and Nunroyd Park areas. The property is well placed for access to Yeadon's local amenities, including shops, supermarkets, cafés, restaurants and everyday services, while the neighbouring communities of Guiseley, Rawdon and Apperley Bridge are also readily accessible.

The location benefits from convenient road connections, with the A65 and A658 providing routes towards Leeds, Bradford, Harrogate and the surrounding Aireborough communities. Leeds Bradford Airport is also situated nearby, making the property particularly convenient for those requiring access to regional and international air travel.

Further information on Yeadon and the surrounding area can be found at the Leeds visitor information website ... <https://www.visitleeds.co.uk/explore-further/local-areas/yeadon/>

LOCAL NATURE AND EXPLORATION

☐ ☐ Nunroyd Park – Green Space on the Doorstep

One of the principle outdoor attractions close to the property is Nunroyd Park, one of Yeadon's largest public green spaces. The park incorporates open grassland, mature trees, woodland areas, a lake and recreational facilities, providing an attractive setting for walking, exercise and leisure.

The park has a long association with the history of Yeadon and retains elements of its former landscaped parkland, including tree formations, the lake and areas of ornamental landscaping. It also provides valuable wildlife habitat and an important green break between Yeadon and neighbouring Guiseley.

☐ ☐ Yeadon Tarn & Local Countryside

Yeadon Tarn provides another distinctive outdoor destination nearby. The historic hilltop lake is surrounded by open space and offers opportunities for walking, enjoying the scenery and watching aircraft arriving and departing from nearby Leeds Bradford Airport.

The surrounding Yeadon landscape also includes a mixture of fields, wooded areas, beck-side walks and open green spaces. Yeadon's elevated position provides attractive views towards the surrounding Aire Valley and countryside.



These particulars are set out as a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact. No person in this firm's employment has the authority to make or give representation or warranty in respect of this property

☐ ☐ Walking, Woods & Aireborough Exploration

The location is particularly well suited to those who enjoy combining everyday town living with access to the outdoors. In addition to Nunroyd Park and Yeadon Tarn, the surrounding area includes Micklefield Park, Kirk Lane Park, local playing fields and areas of woodland and open countryside.

The nearby communities of Guiseley, Rawdon and Apperley Bridge provide further opportunities for exploring the wider Aireborough landscape, while routes towards Otley and the Chevin open up access to more extensive countryside and woodland walks.

☐ ☐ Railway Connections & West Yorkshire Access

Although Yeadon itself does not have a railway station, the property is conveniently positioned for access to the area's wider rail network. Guiseley railway station provides services towards Leeds, Bradford Forster Square and Ilkley, while Apperley Bridge station provides an additional option for journeys along the Airedale Line.

These connections make it possible to combine the convenience of living in Yeadon with straightforward rail access to Leeds, Bradford, Ilkley and other West Yorkshire destinations. The surrounding railway network also provides an attractive way to explore the neighbouring towns and countryside without relying solely on the car.

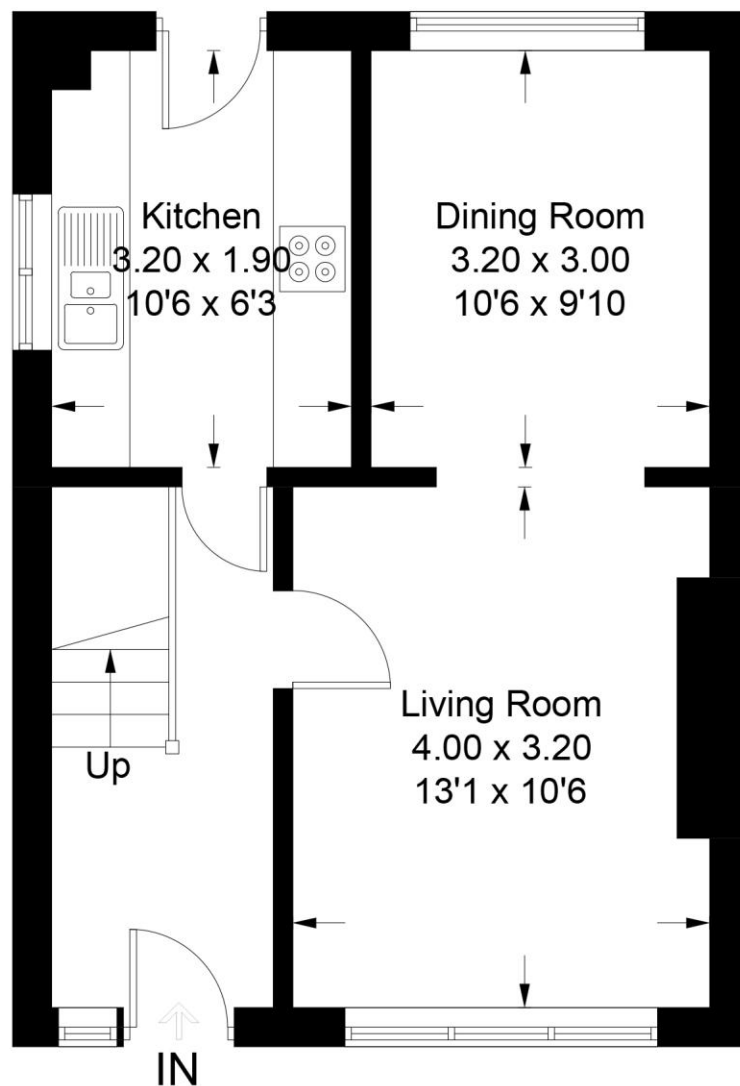
☐ ☐ Otley Chevin & Wharfedale

Further afield, Otley Chevin Forest Park provides one of the area's most impressive countryside destinations. Overlooking Otley and the Wharfe Valley, the Chevin combines woodland, open moorland, rocky outcrops and established walking routes, with panoramic views across Wharfedale and towards the surrounding Pennine landscape.

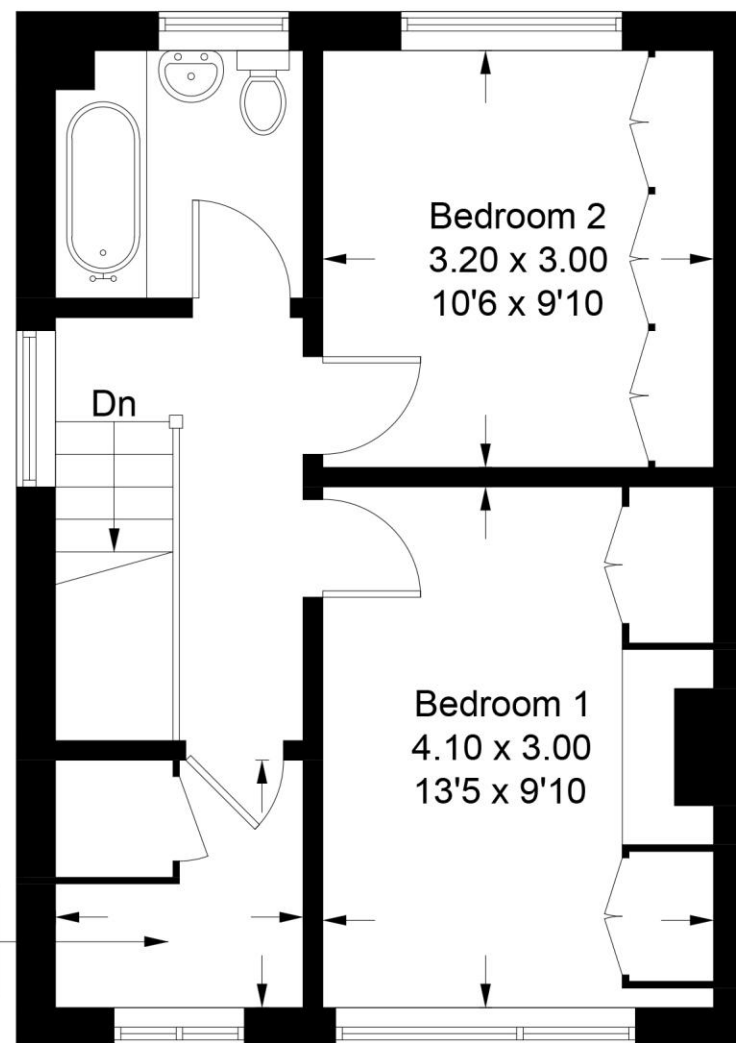
The position of the property therefore provides a useful balance between established residential living and access to open space. Local amenities in Yeadon are readily accessible, while Nunroyd Park, Yeadon Tarn and the wider countryside provide plenty of opportunities for walking, recreation and outdoor exploration.

Greenlea Road, Yeadon, LS19 7SN

Approximate Gross Internal Area = 74.5 sq m / 802 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1334214)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Blue Residential

86 Otley Road, Guiseley, Leeds LS20 8JR
 Tel: 01943 876888
 Fax: 01943876111

W: www.blueresidential.co.uk
 E: info@blueresidential.co.uk

Opening Hours

Monday – Friday 9am – 5:30pm
 Saturday 9am – 4pm

 **rightmove.co.uk**
 The UK's number one property website



These particulars are set out as a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact. No person in this firms employment has the authority to make or give representation or warranty in respect of this property