



Greenlea Road, Yeadon Leeds LS19 7SN

welcome to

Greenlea Road, Yeadon Leeds

An extended three-bedroom semi-detached home situated in a sought-after residential location. Nicely presented throughout, this property boasts a stylish OPEN-PLAN kitchen/ lounge area, a convenient downstairs WC, gardens on three sides, a versatile garden room, OFF STREET PARKING and garage.



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.

Entrance Hall

Entrance Hall

Enter from the side into the hallway with stairs leading to the first floor.

Lounge

14' 11" Max x 11' 5" Max (4.55m Max x 3.48m Max)

A bright and airy room having a feature fireplace and storage cupboard.

Kitchen/Lounge

18' Max x 14' 6" Max (5.49m Max x 4.42m Max)

A fabulous kitchen/lounge, the real hub of this family home. The modern and stylish kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and hob with extractor fan above and a tiled splashback. Integrated appliances include an oven, dishwasher, washing machine and fridge freezer. The work surface continues to create a breakfast bar with further storage and space for casual dining. A beautiful herringbone floor continues into the lounge area with space for a table, chairs and seating. Additionally there are two skylights and fully glazed patio doors allowing a good amount of natural light to flow through.

Landing

The stairs rise from the hallway onto the landing with doors to three bedrooms, bathroom and access to

the boarded loft.

Downstairs Wc

Always useful to have in a busy family home with a wc and wash hand basin.

Bedroom Two

10' 1" Max x 8' Max (3.07m Max x 2.44m Max)

A double bedroom positioned to the rear elevation with space for free standing furniture.

Bedroom One

14' 2" Max x 8' 4" Max (4.32m Max x 2.54m Max)

A double bedroom positioned to the front elevation with space for free standing furniture.

Bathroom

A modern bathroom with tiling to splash areas and fitted with a three piece suite comprising a bath with shower over, wc, wash hand basin and a chrome heated towel rail.

Bedroom Three

10' Max x 6' Max (3.05m Max x 1.83m Max)

A single bedroom positioned to the front elevation. This room would be perfect for a home office or a bedroom depending on the buyers needs.

Outside

Set on a corner plot, there are gardens to three sides mostly laid to lawn with a paved seating area. Additionally there is a driveway providing off street parking.

Garden Room

A great addition to the garden providing extra living space with light and power.

Garage

A single detached garage.

Agents Note

There is a easement on the title, please enquire with the branch.



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Greenlea Road, Yeadon Leeds

- EXTENDED SEMI DETACHED HOUSE
- THREE BEDROOMS
- SET ON A CORNER PLOT
- DETACHED GARAGE
- GARDEN ROOM

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

£280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEA107161 - 0005

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