Ornella's Estates

PROUDLY INDEPENDENT

15 Coppice Grange

Yeadon, Leeds, LS19 7GN

Price £220,000

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INRODUCTION

A Beautiful Chain-Free Home in a Peaceful Cul-de-Sac Setting – With Stunning Views

Tucked away in a quiet and highly desirable cul-de-sac position, this much-loved mid-through terrace is a true gem. Offering a chain-free purchase and beautifully maintained accommodation throughout, this home is perfect for first-time buyers, downsizers, or anyone looking for something truly special.

From the moment you step inside, there is a wonderful sense of warmth and care.

The property briefly comprises a welcoming entrance porch leading into a stylish open-plan lounge and separate dining room — a light-filled, sociable space that is perfect for both relaxing evenings and entertaining family and friends. The fitted kitchen is thoughtfully designed and practical, complemented by a modern downstairs shower room for added convenience.

To the first floor are two generous double bedrooms. The master bedroom is particularly impressive, featuring beautifully fitted wardrobes and enjoying breathtaking far-reaching views — the perfect backdrop to wake up to each morning.

Externally, the property continues to impress. To the front is an easy-to-maintain garden, adding to the home's attractive kerb appeal. To the rear, an enclosed garden provides a private sanctuary, complete with a seating area leading onto a mainly lawned garden — all framed by fantastic open views. It's easy to imagine summer evenings spent here, relaxing with a glass (or two) of wine while soaking in the peaceful surroundings.

Further enhancing the practicality of this wonderful home is a garage en-bloc with parking.

This is more than just a house — it's a home that has been cherished and is ready for its next chapter.

Early viewing is strongly recommended to fully appreciate everything this exceptional property has to offer.

LOCATION

Yeadon is a highly sought-after and thriving community, offering an excellent range of nurseries, well-regarded primary schools and a respected secondary school, making it ideal for families of all ages. The town centre provides a fantastic selection of independent shops, supermarkets, cafés and restaurants, while beautiful green spaces and local parks are all close by. The ever-popular Yeadon Tarn offers scenic walks, sailing and leisure facilities, perfect for outdoor enthusiasts, and Leeds Bradford Airport is conveniently nearby, providing excellent national and international travel links. Combining strong local amenities with a friendly village feel, Yeadon remains one of the area's most desirable places to call home.

HOW TO FIND THE PROPERTY

SAT NAV LS19 7GN

ACCOMMODATION

ENTRANCE PORCH

Always useful to have. Comprising Upvc double glazed window to the front elevation. Upvc double glazed door to the side elevation. Door leading to:

OPEN PLAN LOUNGE

15'4" x 13'6" to widest point (4.686 x 4.128 to widest point)

As you enter this lovely lounge you immediately get a warm and welcoming feeling. Comprising Upvc double glazed window to the front elevation. Stairs to first floor. TV point. Gas fire with marble back and base wooden surround. Inset spot lights. Two radiators.

DINING ROOM

10'11" x 9'9" (3.332 x 2.972)

Great for entertaining family and friends. Comprising Upvc double glazed windows to the rear elevation overlooking the garden and boasting fantastic views. Single radiator.

FITTED KITCHEN

10'11" x 4'10" (3.348 x 1.476)

Offering a wide range of fitted wall and base units with laminate worktops over. Stainless steel sink one and a half bowl single drainer. Points for washing machine. Integral electric cooker with gas hob and extractor fan over. Part tiled walls. Single radiator. Integral fridge. Upvc double glazed door and window to the rear elevation, leading into the garden.

DOWNSTAIRS SHOWER ROOM

5'5" x 4'11" (1.669 x 1.506)

A lovely shower room comprising shower cubicle, low level wc, vanity unit housing was hand basin. Extractor fan. Part tiled walls. Vinyl flooring. Radiator.

FIRST FLOOR

LANDING AREA
Access to loft. Airing cupboard housing boiler. Doors leading to:

BEDROOM.1.
12'3" to fitted wardrobes x 8'7" (3.754 to fitted wardrobes x 2.641)
This is a lovely double bedroom comprising Upvc double glazed windows to the rear elevation boasting fantastic views. Beautifully fitted wardrobes. Inset spot lights. Single radiator.

BEDROOM.2.
15'3" into recess x 7'1" (4.668 into recess x 2.162)
Another double bedroom comprising Upvc double glazed windows boasting lovely views. Single radiator.

OUTSIDE

PARKING AND GARAGE
Further enhancing the practicality of this wonderful home is a garage en-bloc with parking.

GARDENS TO FRONT AND REAR
Externally, the property continues to impress. To the front is an easy-to-maintain garden, adding to the home's attractive kerb appeal. To the rear, an enclosed garden provides a private sanctuary, complete with a seating area leading onto a mainly lawned garden — all framed by fantastic open views. It's easy to imagine summer evenings spent here, relaxing with a glass (or two) of wine while soaking in the peaceful surroundings.

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.

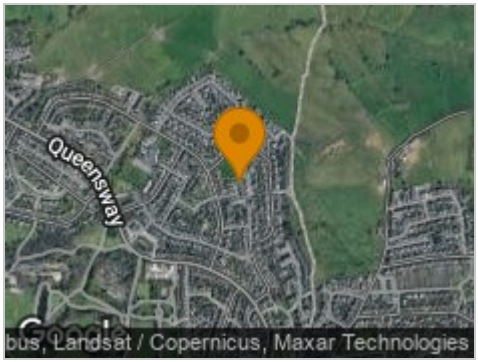
PROPERTY OMBUDSMAN
ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

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.

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.

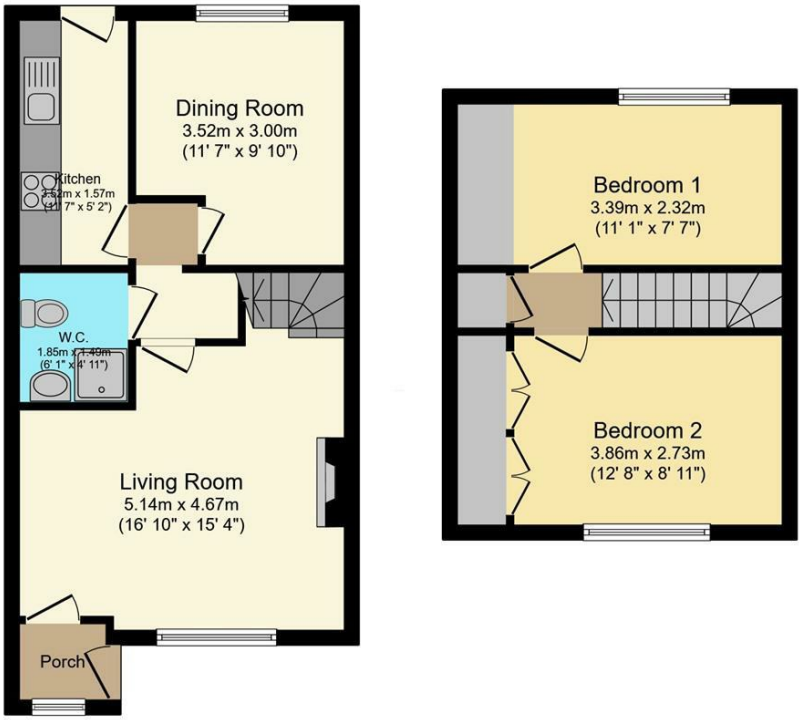
Road Map

Hybrid Map



Terrain Map

Floor Plan



Ground Floor
Floor area 42.2 sq.m. (454 sq.ft.)

First Floor
Floor area 28.3 sq.m. (304 sq.ft.)

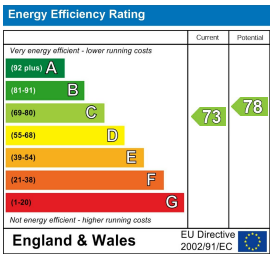
Total floor area: 70.4 sq.m. (758 sq.ft.)

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

Viewing

Please contact our Ornella'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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