





Briarlea Close,Yeadon Leeds LS19 7JH

william
h brown

welcome to

Briarlea Close, Yeadon Leeds

Well-presented three-bedroom semi-detached home featuring a spacious kitchen/dining room, modern bathroom, front and rear gardens, off-street parking and a detached garage. Situated in a popular residential area, close to local amenities, schools and excellent transport links.













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.

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.

Living Room
A spacious and well-presented living room featuring contemporary décor, stylish feature wallpaper and attractive wood-effect flooring. The room is centred around a modern fireplace, creating a cosy focal point, while the large front-facing window allows plenty of natural light to fill the space. Offering ample room for a range of lounge furniture, this comfortable reception room provides an ideal setting for relaxing and entertaining.

Dining Room
A generously proportioned dining room providing ample space for a family-sized dining table and chairs, making it ideal for both everyday dining and entertaining guests. The room enjoys an open-plan feel with a wide opening into the adjoining kitchen, creating a sociable and practical layout.

Kitchen
Fitted with a range of wall and base units providing ample storage and workspace, this practical kitchen is designed in a convenient U-shaped layout. Incorporating an inset sink and drainer, integrated oven with electric hob and extractor hood above, together with space and plumbing for additional appliances. The open-plan connection to the dining area creates a sociable environment ideal for modern family living.

Bedroom One
A spacious double bedroom offering comfortable accommodation and ample space for a range of bedroom furniture. The room benefits from a large window allowing plenty of natural light to flood the space, creating a bright and airy feel throughout.

Bedroom Two
A well-proportioned double bedroom enjoying a bright and airy feel. Offering space for a double bed and additional bedroom furniture, the room is ideal as a guest bedroom or child's room.

Bedroom Three
A versatile single bedroom that is currently utilised as a home office and storage space. Offering space for a single bed and accompanying furniture, this adaptable room would be ideal as a child's bedroom, nursery, study or hobby room.

Bathroom
The house bathroom is fitted with a modern three-piece suite comprising a panelled bath with shower and glazed screen, hand basin set within a vanity storage unit, and a WC. Contemporary tiling to the walls creates a stylish finish, complemented by a chrome heated towel radiator and useful built-in storage.

Externally
To the front of the property is a lawned garden which enhances the property's kerb appeal. A driveway provides ample off-street parking and leads to the detached garage. The enclosed rear garden has been designed with ease of maintenance in mind and provides an excellent outdoor space for relaxing and entertaining. Predominantly paved, the garden features a generous patio seating area with ample space for outdoor furniture, making it ideal for al fresco dining and social gatherings.

Garage
A useful detached garage positioned to the side of the property and accessed via the private driveway. Offering excellent storage space or secure off-street parking.

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Briarlea Close, Yeadon Leeds

- WELL PRESENTED SEMI DETACHED HOUSE
- THREE GOOD SIZE BEDROOMS
- MODERN BATHROOM
- SPACIOUS KITCHEN/DINING
- FRONT & REAR GARDENS

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

£260,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
YEA107714 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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