



Coverley Rise, Yeadon Leeds LS19 7WB

welcome to

Coverley Rise, Yeadon Leeds

A well-presented three-bedroom semi-detached home in a sought-after location close to Nunroyd Park. Offering a spacious kitchen/diner, private rear garden and garage, this property provides comfortable and practical living, ideal for families, first-time buyers or those looking to downsize.



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.

Lounge

A spacious, bright and airy room with an attractive fireplace and stairs leading to the first floor.

Kitchen/Diner

A well appointed kitchen offering a range of wall and base units with work surfaces incorporating a sink, drainer and hob. Integrated appliances include a double oven, fridge freezer and there is space for a washing machine. The dining area has ample space for a table and chairs and there are fully glazed patio doors opening to the garden.

Bedroom One

A double bedroom with built in storage cupboards.

Bedroom Two

A double bedroom with built in storage cupboards.

Bedroom Three

A single bedroom with space for free standing furniture.

Bathroom

Fitted with a three piece suite comprising a bath with shower over, wc and hand basin with storage below.

Outside

The rear garden is neatly presented, featuring a well-maintained lawn bordered by attractive flowerbeds

stocked with a variety of plants and shrubs. This enclosed outdoor space offers a pleasant setting for relaxing or entertaining, with ample room for seating and enjoying the surroundings.

Garage

A single garage, perfect for storage.

Agents Note

There is a right of way to the front allowing the neighbours to park.



view this property online williamhbrown.co.uk/Property/YEA107528



welcome to

Coverley Rise, Yeadon Leeds

- WELL PRESENTED SEMI DETACHED HOUSE
- THREE BEDROOMS
- KITCHEN/DINER
- PRIVATE REAR GARDEN
- GARAGE

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

£280,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/YEA107528



Property Ref:
YEA107528 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 250 6996



Yeadon@williamhbrown.co.uk



27 High Street, Yeadon, LEEDS, West Yorkshire,
LS19 7SP



williamhbrown.co.uk