



Coppice Wood Avenue, Yeadon Leeds LS19 7LQ

welcome to

Coppice Wood Avenue, Yeadon Leeds

A nicely presented three-bedroom semi-detached home in a convenient location, featuring a spacious lounge, dining room, well-appointed kitchen and modern bathroom. Attractive front and rear gardens, driveway providing off-street parking, plus a detached garage. This is an Ideal family home.



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.

Hallway

With stairs leading to the first floor.

Lounge

A spacious, bright and airy room with an attractive fireplace and sliding doors opening to the dining room allowing for a more open plan configuration if desired. A large bay window to the front allows a good amount of natural light to flow through.

Dining Room

Perfect for more formal dining and entertaining with fully glazed patio doors opening to the garden.

Kitchen

Well presented and offering a good range of wall and base units with work surfaces incorporating a sink, drainer and gas hob. Integrated appliances include an oven, dishwasher and there are spaces for a fridge freezer and washing machine.

Bedroom One

A spacious double bedroom with room for free standing furniture.

Bedroom Two

A double bedroom with space for free standing furniture.

Bedroom Three

A single bedroom with space for free standing furniture.

Bathroom

A modern bathroom comprising a bath with shower over, wc and hand basin.

Externally

The front garden is attractively pebbled, providing a low-maintenance finish, with a driveway to the side offering off-road parking. To the rear, the garden features a decked seating area directly off the dining room, ideal for outdoor entertaining, along with an artificial lawn and a further decked area beyond. An outside tap completes the space.

Garage

A single detached garage, perfect for storage.

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.



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welcome to

Coppice Wood Avenue, Yeadon Leeds

- NICELY PRESENTED SEMI DETACHED HOUSE
- THREE GOOD SIZE BEDROOMS
- WELL APPOINTED KITCHEN
- MODERN BATHROOM
- ATTRACTIVE 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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Property Ref:
YEA107514 - 0003

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