

Ornella's Estates

PROUDLY INDEPENDENT



75 Coppice Wood Crescent

Yeadon, Leeds, LS19 7LH

Price £349,950



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INTRODUCTION

New to Market – A Show-Stopping Bungalow in Prime Yeadon Location
Coppice Wood Crescent, Yeadon | 3 Bedrooms | Immaculate Throughout | Exceptional Views

Step into something truly special — a remarkable true semi-detached bungalow set in one of Yeadon's most desirable addresses. Coppice Wood Crescent offers a rare combination of peace, prestige, and panoramic views, and this home delivers all that and more.

Beautifully presented to the highest of standards, this stunning residence blends timeless style with modern luxury, offering the kind of space and quality that's rarely found. Although it's a bungalow, the size and layout make it an ideal family home as well as a dream for downsizers.

From the moment you walk in, you're welcomed by a bright, airy hallway featuring a handcrafted coat and shoe cupboard — a perfect preview of the bespoke touches found throughout. The real heart of the home is the incredible open-plan kitchen/dining/sitting area, finished to perfection, with bi-folding doors that open out to a serene, private garden — your own secluded sanctuary.

The property boasts three generously sized bedrooms, including a second bedroom with an en suite W.C., alongside a stylish main bathroom. Whether it's guest space, family living or a work-from-home setup, this home adapts to suit your lifestyle.

Outside, the appeal continues with a lovely front garden, a driveway offering ample off-street parking, and of course, those beautiful far-reaching views that make this home truly unforgettable.

Homes of this calibre and in this location are incredibly rare — early viewing is essential to avoid disappointment. Call now to arrange your personal tour around this amazing home. 01943 661506

LOCATION

Nestled in the heart of Yeadon, Coppice Wood Crescent offers a warm, community-driven lifestyle just a short stroll from everyday conveniences and leafy escapes. You're within easy reach of charming cafés and eateries on the High Street, including Never Enough Thyme, Palm Koffee Co, The Corner 19 Café & Bistro, and Il Sogno, plus family-friendly pubs like The White Swan and Albert Inn. Both Morrisons and Aldi are right around the corner.

Families will appreciate the variety of excellent schools nearby: Queensway Primary, Yeadon Westfield Infant, Rufford Park Primary, plus secondary options like Benton Park, St. Oswald's (Guiselley), and Guiselley School just a short drive away.

There are also several nurseries and playgroups dotted around, including those near the Tarn.

Nature lovers will adore Yeadon Tarn (also known as Tarnfield Park), just under a mile away. This picturesque lakeside park features a children's playground with a flying fox, smooth walking paths, BMX track, boating and fishing facilities—and even ice-cream vans in summer. For additional green space, Nunroyd Park, Kirk Lane Park, and Micklefield Park offer open fields, sports pitches, playgrounds, and woodland paths.

Commuting is a breeze: several frequent bus routes serve the area, (connecting to Leeds, Bradford, Harrogate, Otley and Guiseley), with key stops on High Street, Cemetery Road, and the A658/A65. For rail links, Guiseley and Apperley Bridge stations are both within a 10-minute drive, offering fast services into Leeds and beyond. Plus, Leeds Bradford Airport is practically on your doorstep—ideal for travel enthusiasts.

In sum, Coppice Wood Crescent blends convenience and character with outstanding schools, a thriving local scene, lush parks, and seamless transport links—making it the perfect place to call home.

WHAT OUR VENDORS SAY

HOW TO FIND THE PROPERTY

SAT NAV LS19 7LH

APPROACH

Offering great kerb appeal. Comprising

LIGHT AND AIRY HALLWAY

As you enter this much loved home, you immediately see the care and attention it has received. Comprising an attractive entrance door to the side elevation. Upvc double glazed floor to ceiling window to the side elevation. Double radiator. Alarm. A stunning hand made bespoke coat and shoe stand which compliments the entrance of this beautiful home. Doors leading to:

VERSATILE ROOM/BEDROOM.1.

13'3" into recess x 14'3" bay (4.05 into recess x 4.36 bay)

Make this beautiful room whatever you need it for. Whether you need a second reception room or a double bedroom the choice is yours. Comprising Upvc double glazed windows to the front elevation boasting breath taking views. TV point. Double radiator. Gas feature fire place with marble back and base. Coving to ceiling.

BESPOKE FITTED MODERN OPEN PLAN

KITCHEN/DINER/SITT

22'7" x 6'72 (6.88m x 204.83m)

This is the pure heart of the house. Great for entertaining family and

Tel: 01943 661506

friends. This is a warm and welcoming room. Offering an abundance of natural light. Featuring a wide range of bespoke modern fitted wall and base units with contemporary worktops over. Integral induction hob with stainless steel extractor fan over. Points for double fridge. Integral Neff electric oven with warming drawer and Neff microwave. Stainless steel sink one and a half bowl single drainer. Integral washer/dryer and dishwasher. Two upright modern radiators. TV point. New Worcester boiler (2 month old), Inset spot lights. Gas feature fire place. Bi-folding doors to rear elevation leading into the privately enclosed garden.

BEDROOM.2.

14'8" x 10'2" (4.49 x 3.12)

Offering an abundance of natural light, this lovely double bedroom comprises Upvc double glazed windows to the front elevation boasting breath taking views. Coving to ceiling. TV point.

BEDROOM.3.

11'8" x 8'9" (3.58 x 2.69)

This is another great sized bedroom. Comprising Velux windows. Double radiator. Door leading to:

ENSUITE W.C.

3'10" x 3'10" (1.19 x 1.17)

Comprising low level w.c. Wash hand basin. Extractor fan. Inset spot lights.

HOUSE BATHROOM

8'4" x 5'4" (2.56 x 1.65)

Great for relaxing after a hard days work. Velux window. Bath with thermostatic shower over. Low level w.c. Wash hand basin. Part tiled walls. Radiator. Inset spot lights. Storage space.

OUTSIDE

FRONT DRIVEWAY AND GARDEN

Outside, the appeal continues with a lovely front garden, a driveway offering ample off-street parking, and of course, those beautiful far-reaching views that make this home truly unforgettable.

REAR GARDEN

The rear garden offers tranquility and is great for entertaining family and friends. Privately enclosed, child friendly, with a beautiful Indian Stone paved seating area, leading to a mainly laid to lawn area. Further decked seating area. A range of beautiful planters with flowers and shrubbery. A beautiful garden that provides a safe environment.

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 ASHLEY KAY OF PROPERTY FLASH.



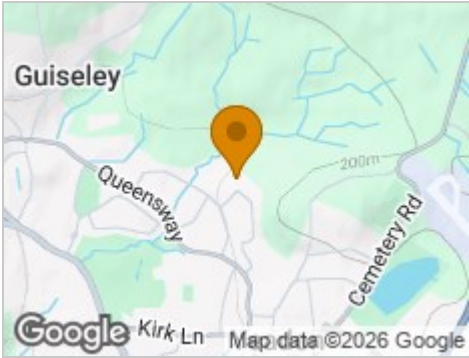
Road Map



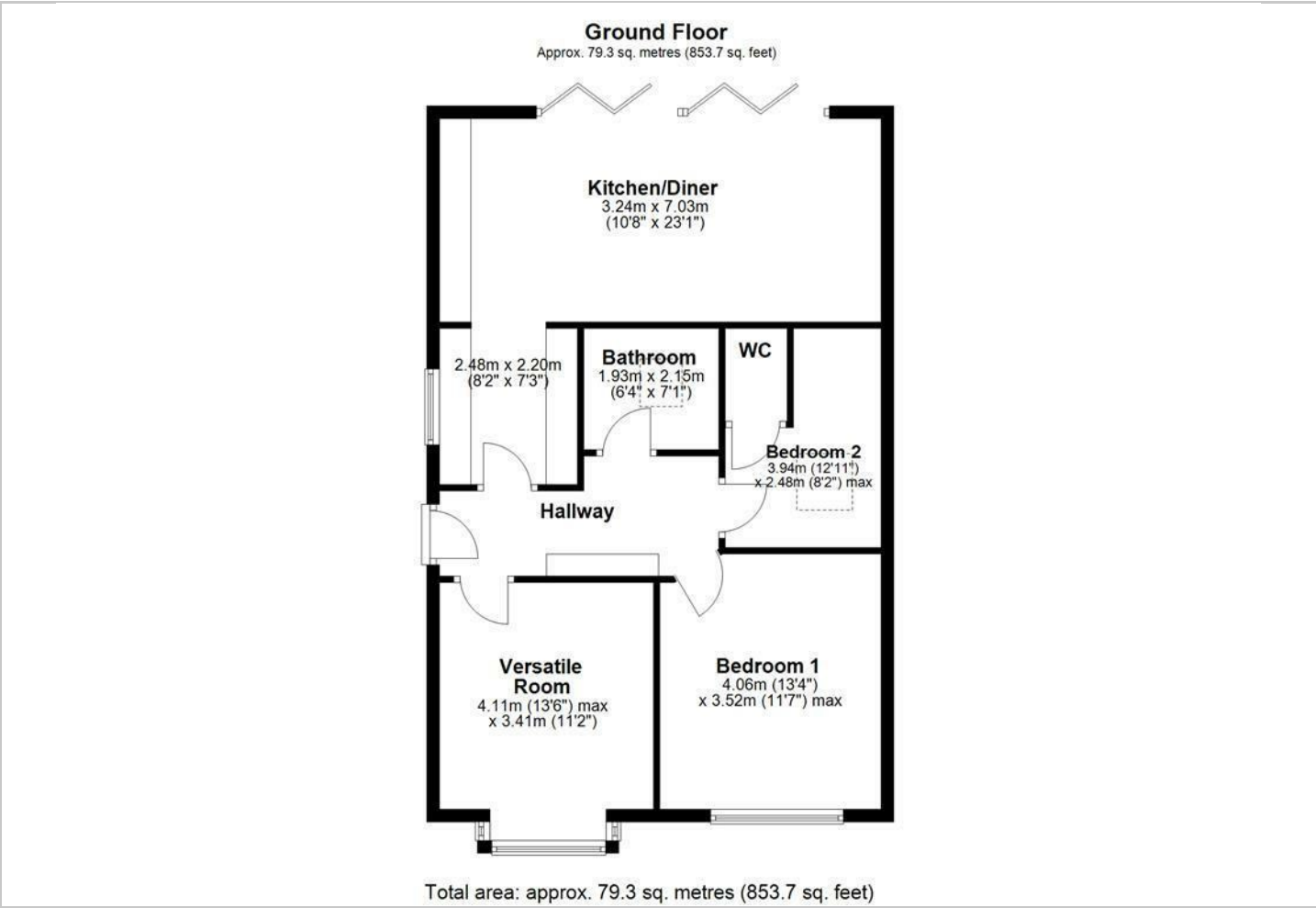
Hybrid Map



Terrain Map



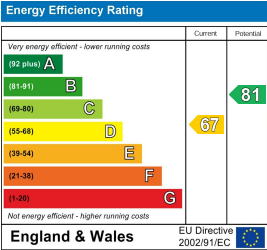
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.