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2 Clahane Drive, Leeds, LS19 7FE

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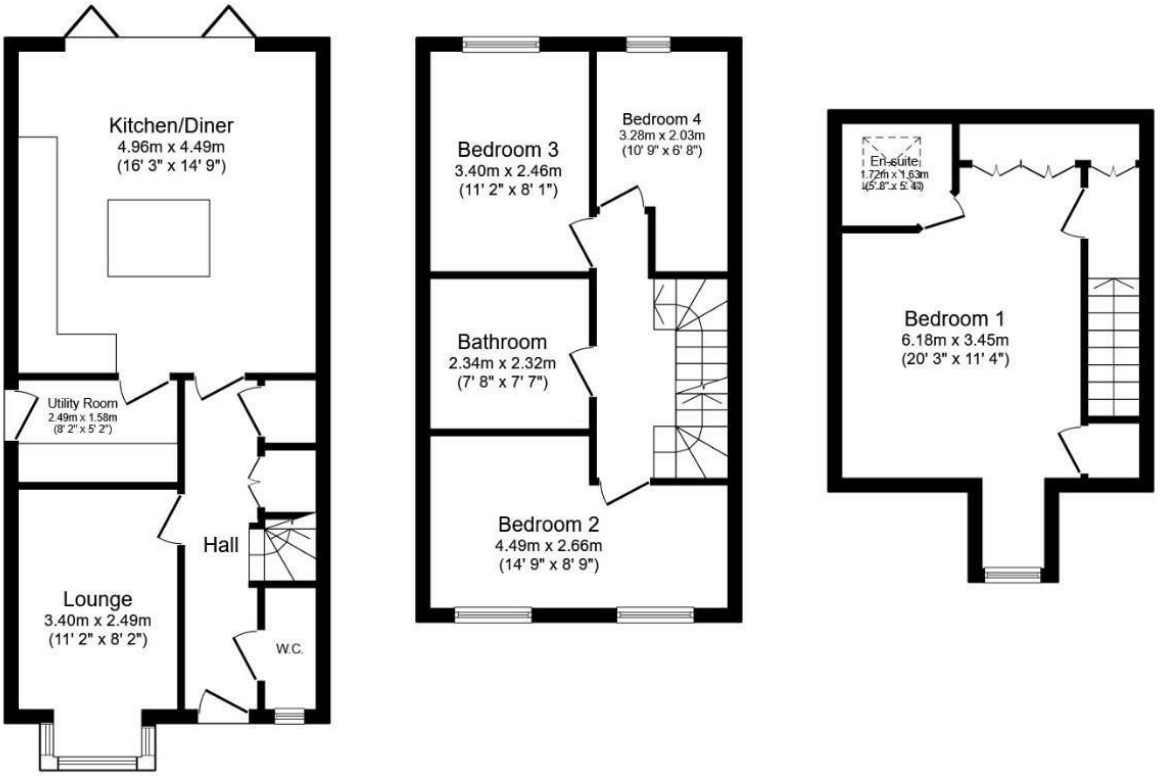

Ground Floor	First Floor	Second Floor
Floor area 47.5 sq.m. (512 sq.ft.)	Floor area 39.4 sq.m. (424 sq.ft.)	Floor area 26.4 sq.m. (284 sq.ft.)

Total floor area: 113.3 sq.m. (1,220 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

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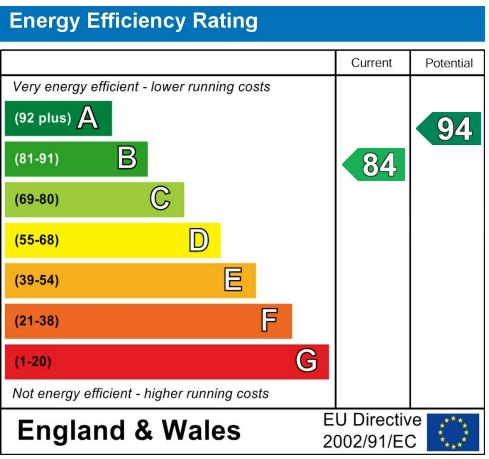

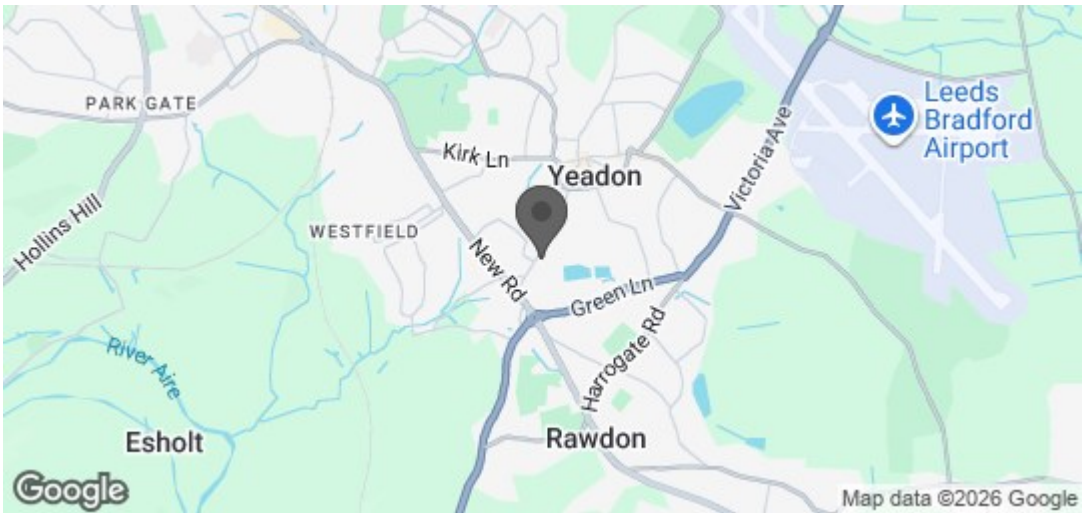

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This stylish four-bedroom semi-detached home, built in 2021 and still under structural warranty, offers modern, high-quality living across three well-designed floors. Set on a quiet private road within a family-friendly development, it features front and rear gardens, off-street parking for two cars, a single garage, underfloor heating, and an electric vehicle charger.

The property enjoys an excellent location with a semi-rural feel while remaining close to key transport routes. Yeadon town centre provides a wide range of shops, cafés, and leisure facilities, along with reputable schools. Nearby Guiseley and Rawdon offer additional amenities, and the A65 provides easy access to Leeds and Bradford. Rail links from Guiseley and Horsforth stations support convenient commuting, and Leeds Bradford Airport is only a short drive away.

The ground floor includes a welcoming sitting room with a bay window, luxury vinyl tile flooring, and understairs storage, along with a guest WC. The open-plan kitchen/dining area is the heart of the home, featuring a sleek Howdens kitchen with quartz worktops, a central island, induction hob, double Bosch ovens, and integrated appliances. Bifold doors open directly onto the rear garden, creating an ideal space for entertaining. A useful utility room offers additional storage.

The first floor accommodates three bedrooms: two generous doubles and a single bedroom suited to a nursery or home office. The family bathroom includes a full-sized bath, separate shower and WC.

The top floor is dedicated to the principal bedroom, complete with built-in wardrobes, further storage, and a modern en-suite with a corner shower and Velux window.

Well-kept gardens, a paved patio, a garden shed, and practical parking arrangements complete this attractive home.

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The Property Ombudsman