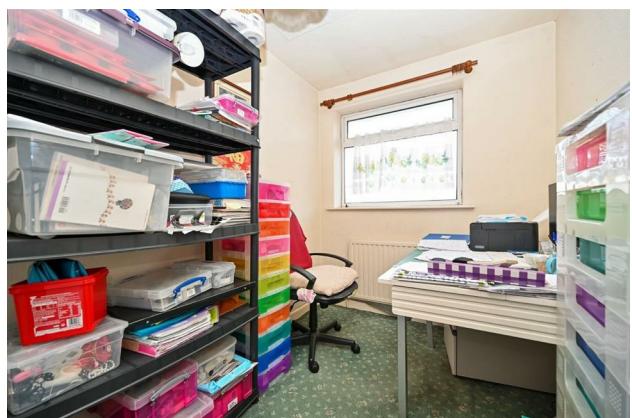


**12 Woodlea Grove, Yeadon, Leeds, LS19 7YT**

**Offers In The Region Of £230,000**

**Property Images**



# HUNTERS®

HERE TO GET *you* THERE

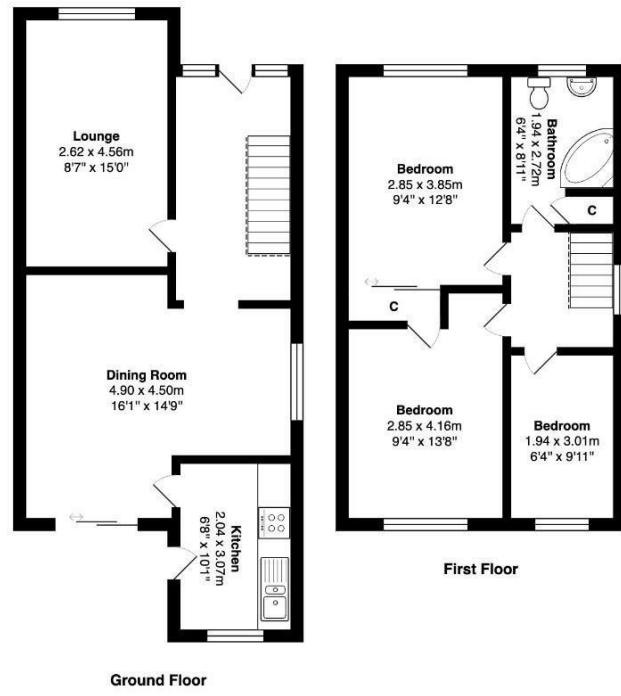
## Property Images



**HUNTERS®**

HERE TO GET *you* THERE

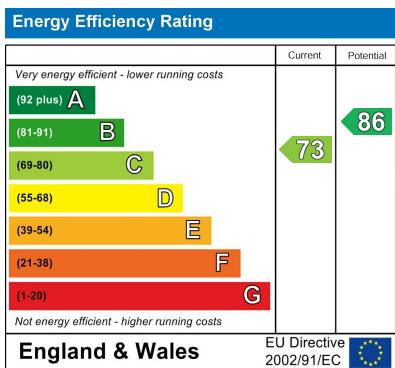
**Property Images**



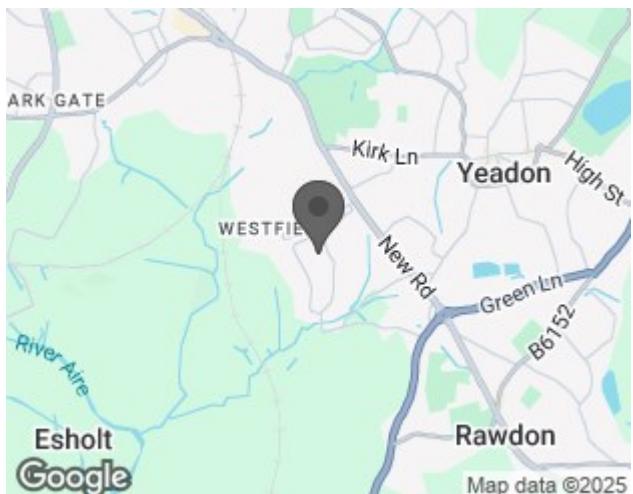
Total Area: 87.1 m<sup>2</sup> ... 938 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## EPC



## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

Situated in a desirable residential area, this well-presented three-bedroom home offers spacious and versatile accommodation, ideal for families and professionals alike. With excellent transport links, local shops, well-regarded schools, and scenic woodland walks all within easy reach, this property provides the perfect balance of convenience and tranquillity.

Upon entering, you are welcomed into a bright entrance hall that leads to the heart of the home. The open-plan living and dining room is a generous space, perfect for both relaxing and entertaining, with ample natural light enhancing its warm and inviting atmosphere. The fitted kitchen is well-appointed, featuring modern cabinetry and worktops, ensuring a functional and stylish cooking space. Additionally, the former garage has been thoughtfully converted into a separate dining room, offering further flexibility to suit a variety of lifestyle needs.

To the first floor, three well-proportioned bedrooms provide comfortable living accommodation, ideal for families or those in need of a home office. The main house bathroom is tastefully finished, completing the upper level.

Externally, the property benefits from a driveway to the front, providing off-road parking, while the enclosed rear garden offers a private outdoor retreat, perfect for enjoying warmer days or entertaining guests.

With its prime location, well-designed layout, and excellent local amenities, this delightful home is sure to appeal to a range of buyers. Early viewing is highly recommended to appreciate all it has to offer.

## Features

- LARGER STYLE SEMI • CONVERTED GARAGE • CLOSE TO SHOPS AND SCHOOLS • NO ONWARD CHAIN • TWO RECEPTION ROOMS • WOULD BENEFIT FROM SOME COSMETIC UPDATING • IDEAL FAMILY HOME