

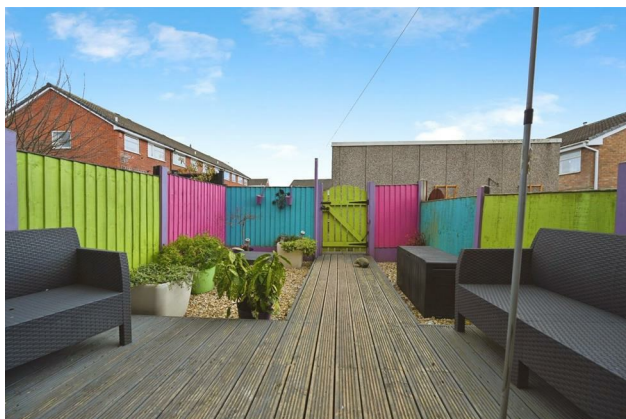
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22 Woodlea Grove, Yeadon, Leeds, LS19 7YT

Asking Price £215,000

Property Images



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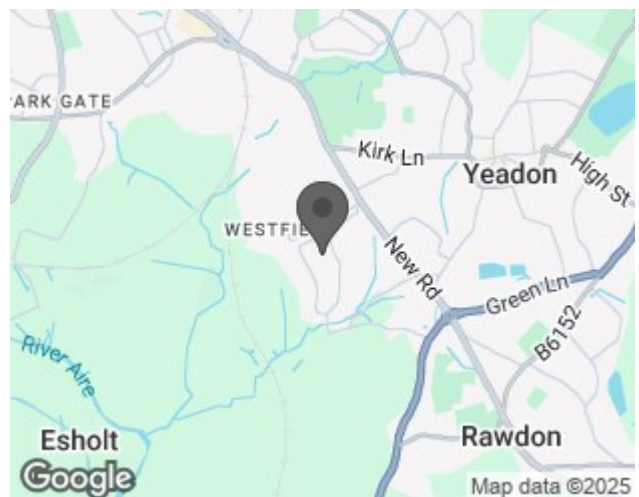
GROSS INTERNAL AREA
FLOOR 1 31.4 m² FLOOR 2 29.2 m²
TOTAL : 60.6 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: House - Terraced Beds: 2 Bathrooms: 1 Reception: 1 Tenure: Freehold

Summary

Nestled in the sought-after Westfield area of Yeadon, this charming property is ideally situated close to highly regarded local schools and scenic woodland walks. Offering an excellent opportunity for first-time buyers or buy-to-let investors, this home combines comfort, convenience, and a desirable location.

The accommodation comprises an inviting entrance hallway leading to a spacious lounge and dining area, perfect for relaxation and entertaining. The well-appointed kitchen provides access to the rear garden, offering a seamless flow between indoor and outdoor spaces.

Upstairs, the property boasts two generously sized double bedrooms, each offering ample space and natural light. The house bathroom is well-presented and serves the first-floor accommodation.

Externally, the home features a lawned garden to the front, while the rear benefits from a private, enclosed, and low-maintenance outdoor space, ideal for enjoying warmer months. Additionally, the property includes a garage within a separate block, providing valuable storage or parking options.

This well-positioned home offers a fantastic blend of practicality and charm, making it an excellent choice for those looking to step onto the property ladder or expand their investment portfolio.

Features

- SOUGHT AFTER LOCATION • GARDENS TO FRONT AND REAR • SUPERBLY PRESENTED • NO ONWARD CHAIN • IDEAL FOR FIRST TIME BUYER / BUY TO LET INVESTOR • HUNTERS 360 TOUR • CLOSE TO SCHOOLS, WOODLAND WALKS AND TRAIN STATION • GAS HEATING AND DOUBLE GLAZING