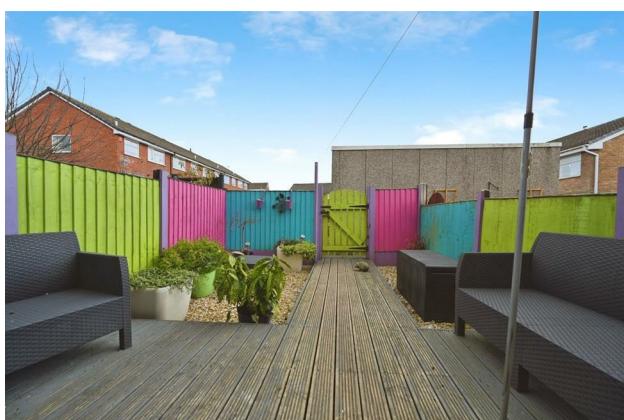


**22 Woodlea Grove, Yeadon, Leeds, LS19 7YT**

**Asking Price £215,000**

**Property Images**



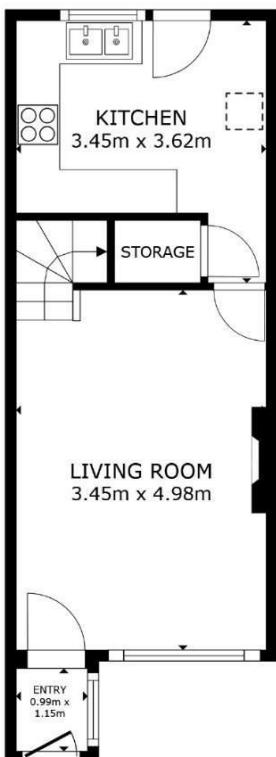
## Property Images



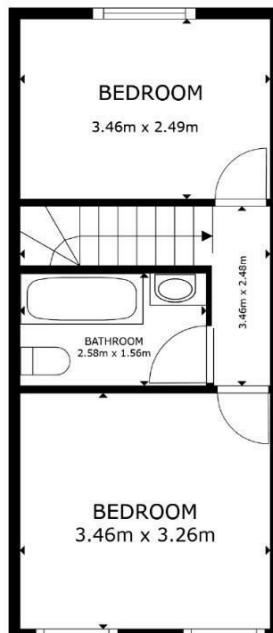
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**Property Images**



FLOOR 1

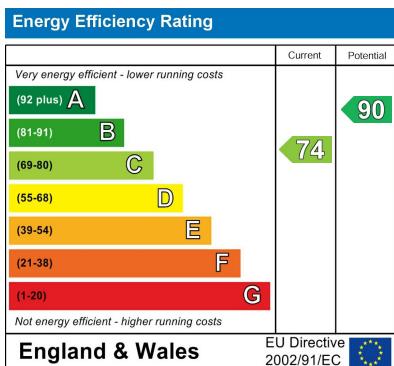


FLOOR 2

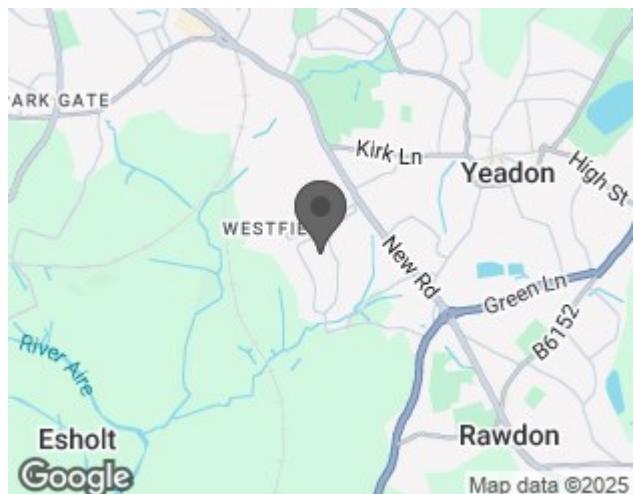
GROSS INTERNAL AREA  
 FLOOR 1 31.4 m<sup>2</sup> FLOOR 2 29.2 m<sup>2</sup>  
 TOTAL : 60.6 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## EPC



## Map



## Details

Type: House - Terraced Beds: 2 Bathrooms: 1 Receptions: 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