



**West Lea Grove, Yeadon Leeds LS19 7EF**

**welcome to**

**West Lea Grove, Yeadon Leeds**

A semi detached house in a popular residential cul-de-sac with well proportioned rooms. The house features three good size bedrooms, front and rear gardens, off street parking and a detached garage. This would be a great opportunity for first time buyers looking to get on the property ladder.



## Yeadon

Yeadon is a charming small town located approximately 8 miles from Leeds City Centre. The High Street offers a variety of amenities, including bars, cafes, restaurants, and two supermarkets. Regular bus services connect Yeadon to Leeds, Bradford, and surrounding areas, making it ideal for commuters. The town is home to Yeadon Tarn, a scenic spot perfect for leisurely walks, green spaces, and a children's play park. Yeadon Town Hall, a beautiful Grade II listed building from the 1880s, hosts numerous shows and concerts throughout the year and features the delightful Stage Door Café and licensed bar.

## Entrance Hall

Enter from the front into the hallway with stairs leading to the first floor.

## Lounge

13' 6" Max x 12' 4" Into recess ( 4.11m Max x 3.76m Into recess )

A bright room with a feature electric fireplace and double doors leading to the kitchen/diner.

## Kitchen/Diner

15' 8" Max x 10' 4" Max ( 4.78m Max x 3.15m Max )

The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob. There is an integrated oven, spaces for all other appliances, table and chairs. A door to the rear gives access to the garden.

## Bedroom One

12' 10" Max x 8' 9" Into recess ( 3.91m Max x 2.67m Into recess )

A double bedroom positioned to the front elevation with space for free standing furniture.

## Bedroom Two

10' 11" Max x 9' 4" Into wardrobes ( 3.33m Max x 2.84m Into wardrobes )

A double bedroom positioned to the rear elevation with space for free standing furniture.

## Bedroom Three

10' Into recess x 6' 9" Max ( 3.05m Into recess x 2.06m Max )

A good size single bedroom positioned to the front elevation with space for free standing furniture.

## Bathroom

With tiled walls and fitted with a three piece suite comprising a bath with shower over, wash hand basin and wc.

## Outside

To the front of the property there is a low maintenance garden and a driveway to the side providing off street parking. To the rear a decked seating area leads off the kitchen with a lawn beyond.

## Garage

A single detached garage, great for storage.



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## West Lea Grove, Yeadon Leeds

- SEMI DETACHED HOUSE
- THREE GOOD SIZE BEDROOMS
- WELL PROPORTIONED ROOMS
- FRONT & REAR GARDENS
- DRIVEWAY

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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