Ornella's Estates

PROUDLY INDEPENDENT



2 Coppice Wood Rise

Yeadon, Leeds, LS19 7LJ

Price £290,000

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INTRODUCTION

A BEAUTIFUL, SPACIOUS HOME WITH STUNNING VIEWS – CHAIN FREE!

Nestled in a fantastic position and enjoying wonderful far-reaching views, this much-loved and spacious semi-detached dormer bungalow offers a superb opportunity for anyone looking for a home with space, charm and plenty of outdoor appeal.

Beautifully presented and offering versatile accommodation arranged over two floors, the property welcomes you with an inviting entrance hallway leading through to a modern kitchen, separate dining room and a lovely family lounge – perfect for relaxing and entertaining. A delightful conservatory provides an additional space to sit back, unwind and enjoy the garden whatever the season.

The ground floor also benefits from a generous double bedroom and a contemporary wet room. To the first floor, a further spacious double bedroom is complemented by a house bathroom, offering flexibility for family living, visiting guests or those working from home.

Externally, the property continues to impress, with ample off-road parking leading to a garage, together with beautifully maintained gardens to the front and an enclosed rear garden. The rear garden provides a wonderful setting for enjoying sunny afternoons, outdoor dining and making memories with family and friends.

Offered to the market CHAIN FREE, this attractive and generously proportioned home has so much to offer, and with its lovely views, versatile accommodation and superb outdoor space, it really is one not to be missed.

Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer!

WHAT OUR VENDORS SAY

LOCATION

BRADFORD AIRPORT.
Location, Location, Location!

Coppice Wood Rise enjoys a highly desirable position in the popular residential area of Yeadon, offering a wonderful combination of convenience, amenities and attractive far-reaching views across the surrounding countryside. Ideally situated within easy reach of Yeadon town centre, residents can enjoy a fantastic choice of local shops, supermarkets, cafés, restaurants and everyday amenities, including Sainsbury's, Morrisons and Aldi. The area is also well served by a range of schools and early years facilities, making it an appealing location for families.

Nearby educational facilities include Queensway Primary School and Nursery, Rufford Park Primary School and Nursery, Yeadon Westfield Infant and Junior Schools, SS Peter and Paul Catholic Primary School, Benton Park School and Guiseley School, together with a choice of further schooling in the surrounding area. For leisure, the beautiful Yeadon Tarn offers picturesque walks, open green space, sailing and the opportunity to watch aircraft taking off and landing. The location is also particularly convenient for Leeds Bradford Airport, making it ideal for those who enjoy travelling, with excellent road and public transport links to Leeds, Bradford and beyond. Local eateries include Murgatroyds, Il Piacere, Cinnamon, Sweet Basil Valley, Never Enough Thyme and The Corner 19 Café & Bistro, offering plenty of choice right on the doorstep.

HOW TO FIND THE PROPERTY

SAT NAV LS19 7LJ

APPROACH

As you approach this lovely home, you immediately get the feeling of the outdoor space and views it offers.

ACCOMMODATION

ENTRANCE PORCH

Comprising Upvc double glazed windows and door to the front elevation. Door to:

ENTRANCE HALLWAY

Comprising laminate flooring, store room and radiator. Doors to:

FITTED KITCHEN

9'6" x 8'5" (2.911 x 2.573)
Comprising Upvc double glazed window to the front elevation boasting breath taking views. Modern wall and base units with laminate worktops. Integral electric cooker with gas hob and stainless steel extractor fan over. Points for fridge freezer. Integral dishwasher and washing machine. Stainless steel sink one and a half bowl single drainer. Part tiled walls.

DINING ROOM

9'6" x 9'5" (2.920 x 2.872)
Great for entertaining family and friends. Comprising Stairs to first floor. Double radiator.

FAMILY LOUNGE

14'7" x 9'8" (4.469 x 2.965)
This is a lovely room comprising Upvc double glazed window to the front elevation boasting breath taking views. Gas fire with marble back and base. Double radiator. TV point. Coving to ceiling.

BEDROOM.1.
13'0" x 7'9" fitted wardrobes (3.972 x 2.387 fitted wardrobes)
A lovely double bedroom comprising Upvc double glazed window to the rear elevation overlooking the garden. Fitted wardrobe. Dresser. Radiator.

WET ROOM
6'3" x 5'5" (1.917 x 1.661)
Comprising Upvc double glazed window to the side elevation. Thermostatic shower. Low level w.c. Vanity unit with built in wash hand basin. Part tiled walls. Extractor fan.

CONSERVATORY
8'3" x 8'1" (2.523 x 2.486)
Comprising Upvc double glazed windows and door to the rear elevation. Laminate flooring. TV point. Double radiator.

FIRST FLOOR

LANDING AREA
Comprising Velux window. Single radiator. Doors leading to:

HOUSE BATHROOM
9'9" x 6'2" (2.996 x 1.902)
Comprising velux window. Bath. Low level w.c. Wash hand basin. Boiler. Radiator. Extractor fan.

BEDROOM.2.
12'7" x 9'9" (3.848 x 2.997)
Another great double bedroom comprising two velux windows. Walk in wardrobe. Eaves storage. Double radiator.

OUTSIDE

DRIVEAY, GARAGE AND SHED
To the front of the property there is ample off street parking, detached garage and a spacious shed.

GARDENS FRONT AND REAR
Externally, the property continues to impress, with ample off-road parking leading to a garage, together with beautifully maintained gardens to the front and an enclosed rear garden. The rear garden provides a wonderful setting for enjoying sunny afternoons, outdoor dining and making memories with family and friends.

ESTATE AGENCY SERVICES DECLARATION
Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

PROPERTY OMBUDSMAN
ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

MORTGAGES
DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOUD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

BROCHURE
PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.





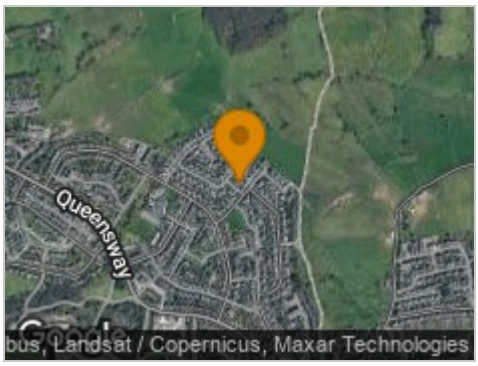




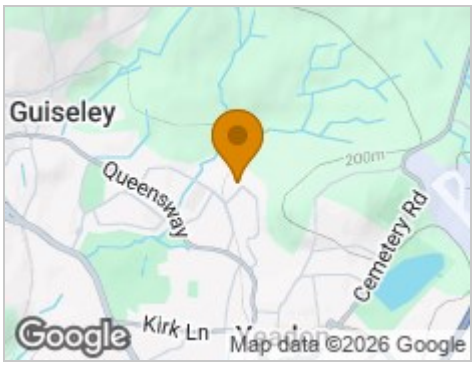
Road Map



Hybrid Map



Terrain Map



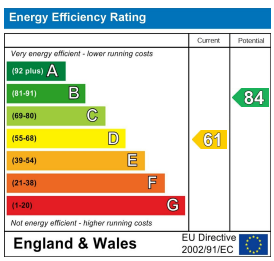
Floor Plan



Viewing

Please contact our Ornella's Estates Office
on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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