

# HUNTERS®

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**82 Coppice Wood Crescent, Yeadon, Leeds, LS19 7LG**

**Asking Price £290,000**

**Property Images**



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## Property Images



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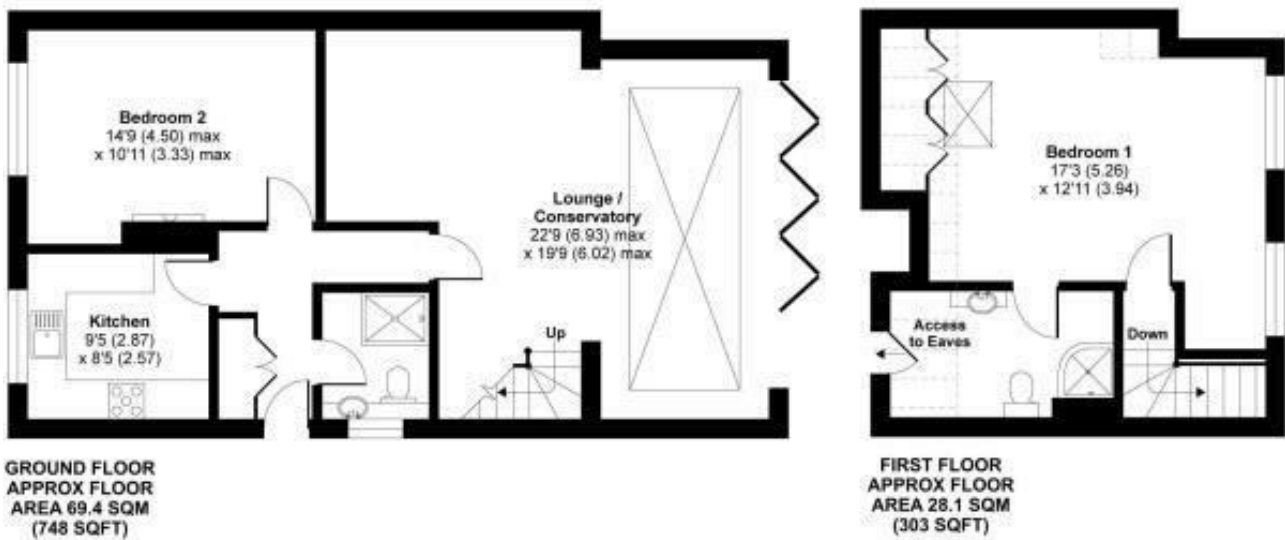
## Property Images



## Coppice Wood Crescent, Yeadon, Leeds, LS19



Denotes restricted head height



APPROX. GROSS INTERNAL FLOOR AREA 1051 SQ FT 97.6 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

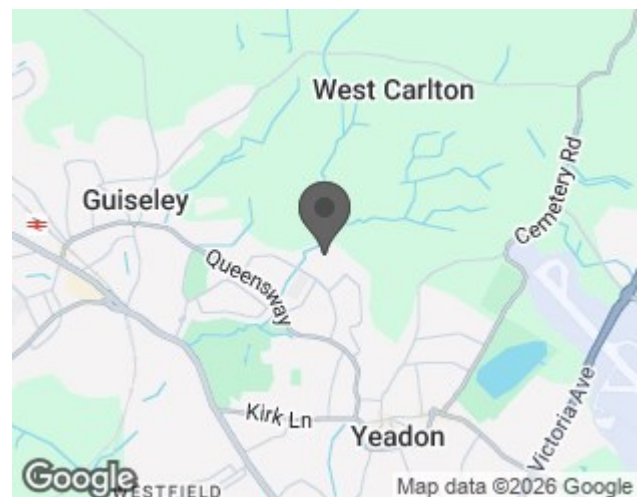
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## EPC

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

## Map



## Details

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

This beautifully presented semi-detached bungalow is a perfect home for those looking to downsize or move into a property with nothing to do but unpack and enjoy. Finished to the highest of standards throughout, it offers stylish, modern living in a fantastic location. The welcoming entrance hallway leads into a contemporary fitted kitchen, designed with convenience in mind. The ground floor also features a luxury wet room, a versatile second bedroom which can double as an additional reception room, and a stunning open-plan lounge and orangery. This light-filled space is ideal for relaxation and entertaining, with bi-folding doors that seamlessly connect to the private rear garden, bringing the outdoors in.

The first floor boasts an impressive master bedroom, complete with fitted wardrobes, a dressing area, and ample storage. The ensuite shower room is sleek and modern, featuring high-quality fixtures and fittings. The entire home is finished to an exceptional standard, ensuring a comfortable and elegant living experience.

The exterior of the property is just as impressive, with an immaculate driveway providing generous off-street parking. The rear garden is a true highlight, fully enclosed for privacy and featuring a decked seating area, a patio, and a well-maintained lawn bordered by flowers and shrubs. Designed to maximise the sunlight throughout the day, it is an ideal space for enjoying outdoor living, whether relaxing alone or entertaining guests.

Situated in a highly desirable area, this property offers easy access to local amenities while retaining a semi-rural feel. Yeadon town centre is close by, offering a variety of shops, restaurants, and leisure facilities, while excellent transport links provide quick access to Leeds, Bradford, and beyond. With Guiseley and Horsforth train stations nearby, as well as Leeds Bradford Airport just a short drive away, this location is both convenient and well-connected.

## Features

- OPEN PLAN LIVING AREA WITH BI FOLD DOORS AND LANTERN • LANDSCAPED GARDENS • SUPERB MASTER SUITE • HIGH SPECIFICATION • CLOSE TO AMENITIES AND PUBLIC TRANSPORT ROUTES • SOUGHT AFTER LOCATION • HARDWOOD FLOORS AND OAK DOORS