



8 The Coppice, Yeadon, Leeds, LS19 7JQ

A three bedroom semi-detached house on a quiet cul-de-sac in Yeadon.

This property enters into an enclosed porch and storage area, leading to the large reception room at the front of the house. This room contains an electric feature fireplace and open staircase, with access to the kitchen and conservatory to the rear. The kitchen has fitted appliances and a breakfast bar seating area, whilst the conservatory contains the laundry and benefits from stunning views across the expansive rear garden.

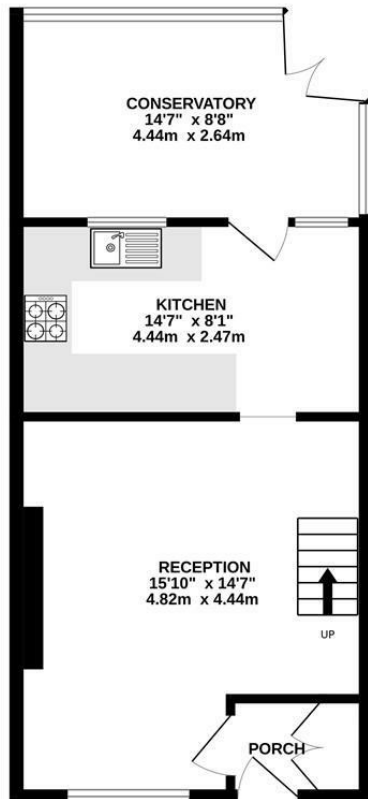
The back garden is divided into an upper terrace with a pond and seating area, a middle section with a lawn and further patio seating, and a lower gravelled area. The house benefits from a substantial garage and off-street driveway parking for 2/3 cars. It is fitted with an electric charge point.

£279,950

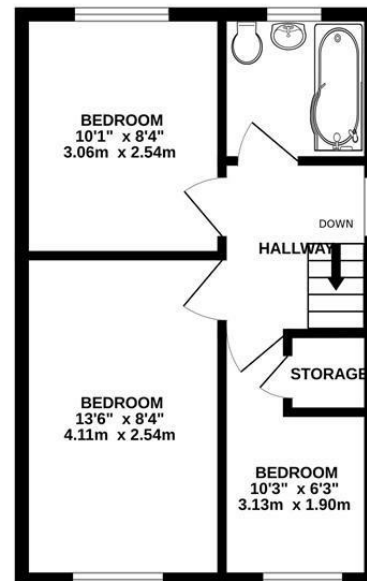
- Quiet Cul De Sac
- Large Rear Garden
- Modern Bathroom
- Fitted Storage
- Conservatory
- Vehicle Charger
- Driveway Parking
- Popular Yeadon

Fletcher Properties

GROUND FLOOR
462 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	59	59
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC