



£239,950
Swincar Avenue, Yeadon

Guisley: 86 Otley Road, Guisley LS20 8BH t :01943 876888 f:01943 876111
e: info@blueresidential.co.uk w. www.blueresidential.co.uk

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A THREE bedroomed SEMI DETACHED house with DOUBLE GLAZING and GAS CENTRAL HEATING system. The dwelling has a SEPARATE living room, dining room and kitchen with OFF STREET PARKING for TWO CARS and GARDENS FRONT and REAR. The property has an EXTERNAL shed provision and ENCLOSED rear GARDEN with a PATIO.

Swincar Avenue, Yeadon, LS19 7PF is a semi-detached residence that offers comfortable living spaces for you and your family. This lovely home features three bedrooms, providing ample space with double glazing system and gas central heating system.

With separate living, dining, and kitchen areas, each space caters to various aspects of your daily life, from entertaining guests to preparing delicious meals for your loved ones.

Convenience is key with off-street parking available for up to two cars, ensuring that you and your visitors always have a secure place to park. The front and rear gardens provide a delightful outdoor space where you can relax, enjoy some fresh air, or even try your hand at gardening to create your own green oasis.

Additionally, the property features an external shed, providing extra storage space for your belongings, outdoor equipment, or gardening tools and off street parking for 2 x vehicles. Whether you're looking for a place to call home or a retreat away from the hustle and bustle, Swincar Avenue offers a warm and welcoming environment for you to create lasting memories.



These particulars are set out as a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact. No person in this firms employment has the authority to make or give representation or warranty in respect of this property

GROUND FLOOR

PORCH Composite door. PVCu double glazed window to the front. Wall light. Vinyl floor finish.

LIVING ROOM 19' 8" x 11' 2" (6.01m x 3.41m) PVCu double glazed window to the front. 2 x radiators. Wall lights. Electric fire inset to a Yorkshire stone fireplace with display plinths. Staircase to the first floor. Carpet floor finish.

DINING ROOM 12' 1" x 8' 5" (3.7m x 2.58m) PVCu double glazed window to the rear. Radiator. Vinyl floor finish.

KITCHEN 8' 5" x 7' 1" (2.57m x 2.16m) PVCu double glazed window to the side and door to the rear. There is a range of base and wall units in timber effect finish with marble effect work surface with rolled edge. There is a halogen hob over electric oven and grill with plumbing provision for a washing machine. Tiled floor finish.



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FIRST FLOOR

LANDING Carpet floor finish

BATHROOM 7' 5" x 5' 5" (2.28m x 1.66m) PVCu double glazed window to the rear. Tiled walls. Three piece bathroom suite in white consisting of low level WC, pedestal wash hand basin and paneled bath with shower over.. Radiator. Vinyl floor finish.

BEDROOM ONE 9' 8" x 9' 0" (2.95m x 2.75m) PVCu double glazed window to the front. Radiator. Built in wardrobes. Carpet floor finish.

BEDROOM TWO 9' 8" x 8' 6" (2.95m x 2.61m) PVCu double glazed window to the rear. Radiator. Built in wardrobes. Carpet floor finish.

BEDROOM THREE 8' 9" x 7' 10" (2.68m x 2.39m) PVCu double glazed window to the rear. Radiator. Built in wardrobes. Carpet floor finish.

EXTERNAL

FRONT GARDEN Off street parking for two vehicles and lawned area with shrub border.

REAR GARDEN Patio and lawned area with flower, tree and shrub border. There is a shed with windows for storage.

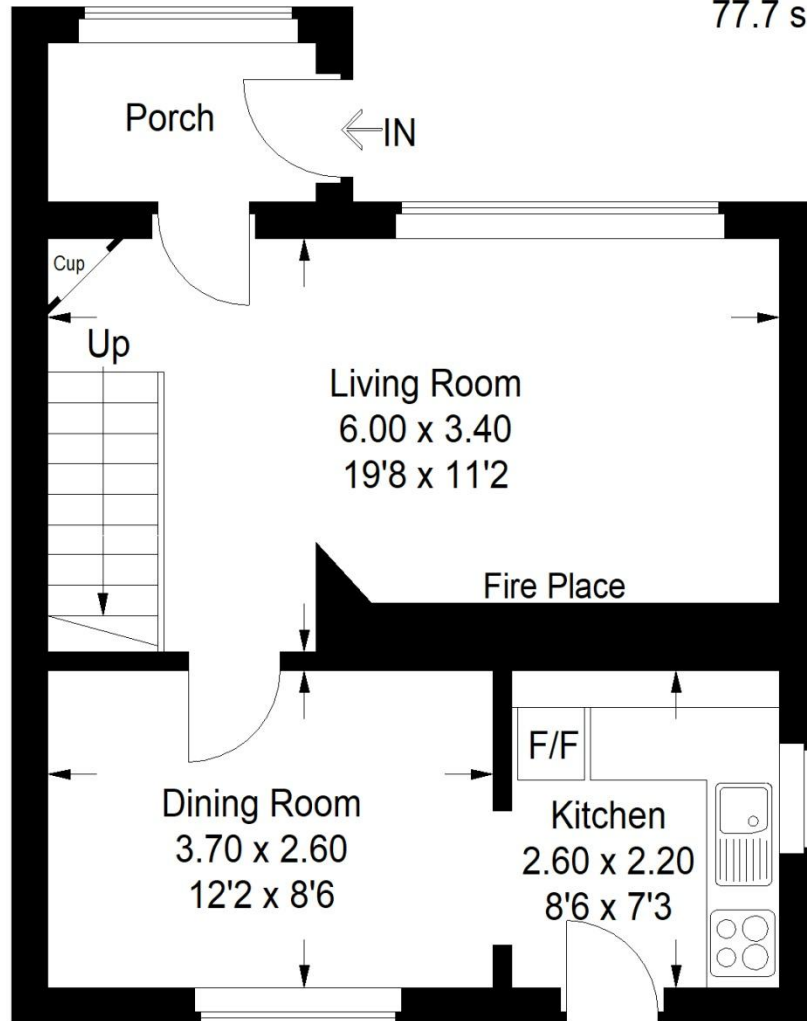
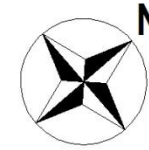
ADDITIONAL INFORMATION

COUNCIL TAX Online enquiries have confirmed the council tax band is 'B' which is £1,598.80 for 2024/25.

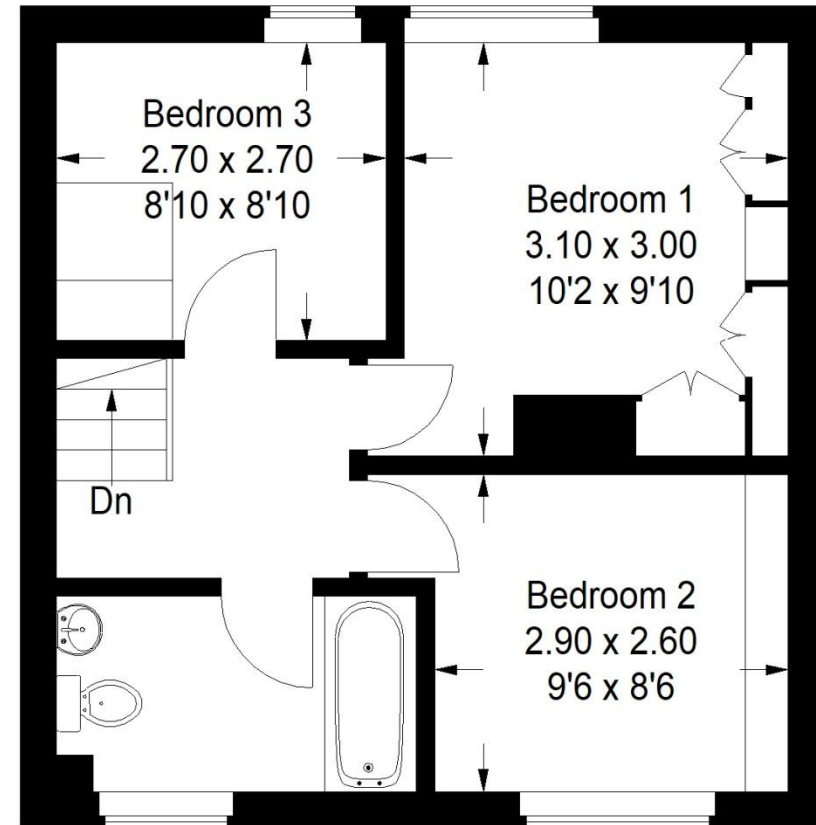
EPC The EPC rating is 'D'

Swincar Avenue, Yeadon, LS19 7PF

Approximate Gross Internal Area
77.7 sq m / 836 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID635723)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Blue Residential

86 Otley Road, Guiseley, Leeds LS20 8JR
 Tel: 01943 876888
 Fax: 01943876111

W: www.blueresidential.co.uk
 E: info@blueresidential.co.uk

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