



Swardale Road | Swarcliffe | LS14 5HN

£200,000

Three bedroom semi-detached house | Council Tax Band B | EPC Rating D

Emsleys | estate agents

**** THREE BEDROOM SEMI-DETACHED HOUSE * A MUST VIEW! * READY TO MOVE INTO *****

This two bedroom property is not to be missed! Situated in a popular location adjacent to Crossgates with fantastic transport links. The house offers an ideal first step on the ladder, having being fully renovated and refurbished. Beautifully presented throughout with modern colour schemes and stylish decor and offering replaced interior doors, full gas central heating and PVCu double-glazing.

The accommodation briefly comprises; entrance hall, spacious through lounge and kitchen to the ground floor with three bedrooms and house bathroom to the first floor. Outside are gardens to the front and rear with a brick-built storage shed.

The location is convenient to local shops, banks and facilities within the Crossgates shopping centre and further afield at The Springs, Thorpe Park and Seacroft retail parks. The area has excellent public transport links with local bus routes and Crossgates railway station giving a fast and easy commute to Leeds city centre within walking distance. Also ideal for commuters is the easy access to the M1 North motorway network and main arterial roads such as the A64, A6120 Ring Road and A63.

***** Call now 24 hours a day, 7 days a week to arrange your viewing *****

Ground Floor

Entrance Hall

Enter through a composite door to the hallway which is tiled in a modern Victorian style. Central heating radiator, an under stair cupboard and a staircase with feature lighting rising to the first floor.

Lounge/Dining Room 6.65m x 3.61m (21'10" x 11'10")

A large through lounge with dual aspect to the front and rear, laid with wood grain effect laminate flooring there is a feature media wall offering housing for a wall mounted t.v. Easily zoned into living and dining areas there are two central heating radiators and two double-glazed windows.

Kitchen 4.02m x 2.77m (13'2" x 9'1")

The kitchen is fitted with a range of charcoal grey 'shaker' style wall and base units with butcher style work surfaces over incorporating an inset sink with draining grooves and mixer tap over. Integrated appliances include a built under double electric oven with glass gas hob and stainless steel chimney style extractor over, wine fridge and dishwasher. In addition there is a plumbed space for a washing machine and tall fridge freezer. A traditional pantry cupboard offers shelving and space for a dryer. Spotlights to the ceiling, wood grain effect laminate flooring, a double glazed window overlooking the rear and a PVCu entry door gives access to the side.

First Floor

Landing

With a double-glazed window to the side elevation and pull down ladder giving access to the loft space where you will find the central heating boiler.

Bedroom 1 3.81m x 3.84m (12'6" x 12'7")

A double bedroom with a double-glazed window overlooking the front and a feature exposed brick wall with feature lighting. Built in hanging/wardrobe space with shelving, a central heating radiator and a double-glazed window overlooking the front.

Bedroom 2 2.84m x 2.92m (9'4" x 9'7")

A second double bedroom with central heating radiator and double-glazed window overlooking the rear garden.

Bedroom 3 2.21m x 2.05m (7'3" x 6'9")

A single bedroom laid with wood grain effect laminate flooring, a built in single bed with fixture shelving to one end. Central heating radiator and double-glazed window to the front.

Bathroom

A beautifully presented and designed bathroom fitted with a white three piece suite which comprises;- double ended panelled bath with 'rainfall' shower and glass screen over, a concealed cistern low flush w.c and a wall mounted hand wash basin with storage drawers . Two double-glazed windows to the rear and side elevations and a ladder style central heating radiator.

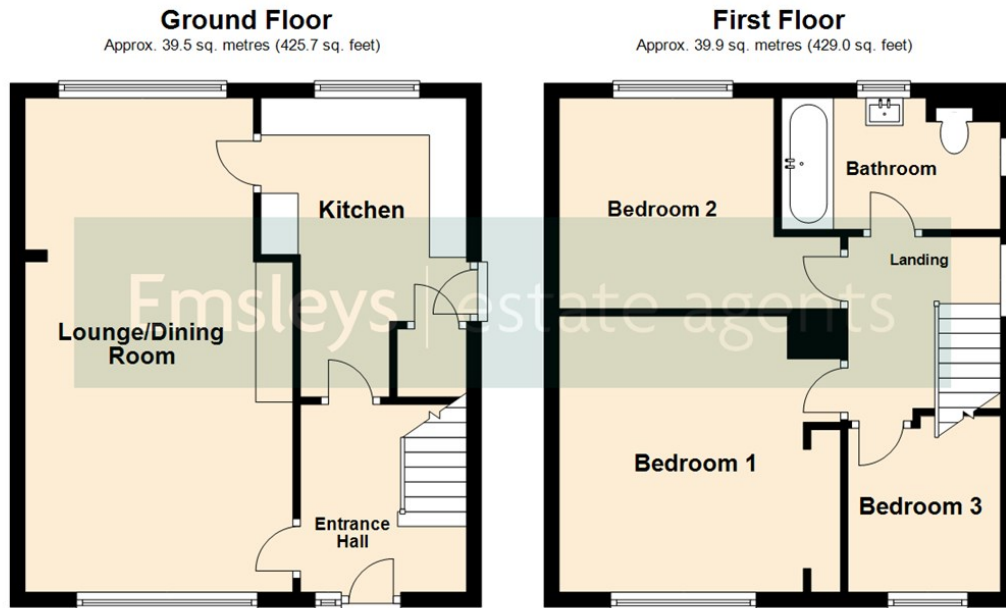
Exterior

The property offers lawned gardens to the front, mainly laid to lawn. To the side and rear of the house is an enclosed garden with brick-built storage shed and lawned area.

Directions

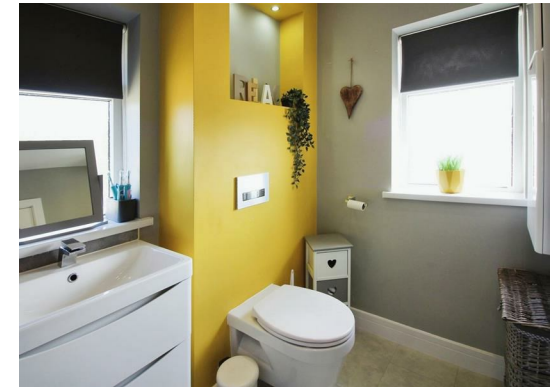
From the Crossgates office, proceed along Austhorpe Road and turn right at the traffic lights and take the third exit onto Ring Road. At the next roundabout, turn right and then the first left onto Southwood Gate. Take the next right turning onto Swardale Road where the property can be found on the left hand side.





Total area: approx. 79.4 sq. metres (854.6 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



35 Austhorpe Road | Crossgates | Leeds | LS15 8BA
t: 0113 284 0120 | www.emsleysestateagents.co.uk

Emsleys | estate agents