



Swarcliffe Drive | Swarcliffe | LS14 5HR

£160,000

Two Bedroom Semi-Detached House | Council Tax Band A | EPC Rating C

Emsleys | estate agents

***TWO BEDROOM SEMI-DETACHED HOUSE WITH GARAGE

Not to be missed, this semi-detached property would suit a range of buyers and is set on a popular residential estate with good local amenities. The property offers a great opportunity to take that first step on the ladder. .

The accommodation briefly comprises; entrance hall, large through lounge/diner, fitted kitchen to the ground floor. To the first floor there are TWO DOUBLE bedrooms along with the house bathroom. Outside there are front and rear enclosed gardens with garage accessed to the rear.

The location is on the LS14/LS15 border and conveniently placed for commuters requiring access to Leeds, Wetherby and York, with main arterial roads providing access to surrounding districts and motorway networks, including the A1/M1 link road. The A64 offers routes to the shopping centres available at Killingbeck and Seacroft which has a bus station and there are a wealth of amenities available at Crossgates including a local railway station.

This property MUST be viewed to appreciate the size of accommodation on offer!

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

Ground Floor

Entrance Hall

Enter at the front through a composite door. The hallway offers a central heating radiator and has a staircase rising to the first floor.

Lounge/Dining Room 6.03m x 3.18m (19'9" x 10'5")

Through living room which can be zoned into living and dining areas. A focal fireplace, central heating radiator and double-glazed windows to the front and rear.

Kitchen 3.25m x 2.23m (10'8" x 7'4")

Fitted with a range of wood grain effect wall and base units with contrasting work surfaces over. Built under electric oven with gas hob and extractor over. Plumbed space for a washing machine and space for a tall fridge freezer. Extra

storage is available in a traditional pantry cupboard and a smaller fixed cupboard. Central heating radiator and double-glazed window overlooking the rear garden.

First Floor

Landing

With window to the side and a built in airing cupboard.

Bedroom 1 2.71m x 2.00m (8'11" x 6'7")

A double bedroom with two double-glazed windows overlooking the front and a central heating radiator.

Bedroom 2 3.23m x 2.00m (10'7" x 6'7")

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

Bathroom

Exterior

The property is accessed to the front with steps leading to the front door. A small garden with boundary hedge and planted with shrubs. The rear garden is enclosed and has a sectional garage with an up and over door to the rear and a personal door to the garden. Vehicular access to the garage is via the access road reached from Eastwood Gardens.

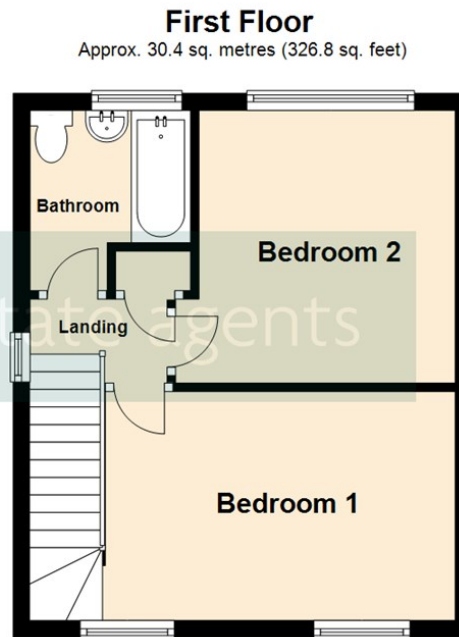
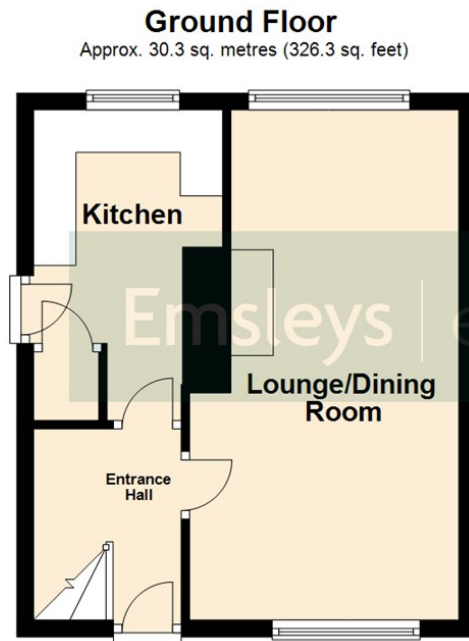
Directions

Leaving our Crossgates office proceed along Austhorpe Road and turn right at the traffic lights taking the third exit onto Crossgates Ring Road. Proceed along and at the roundabout and turn right onto Barwick Road. Take the second exit on the left hand side onto Eastwood Lane and proceed along around the bend to the left where the property is situated on the right hand side and identified by the Emsleys For Sale board.

Agents Note

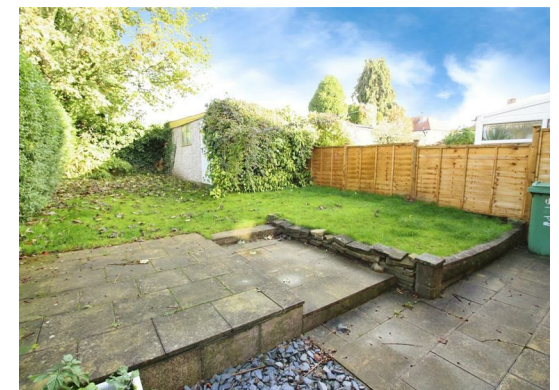
Buyers should be aware that this property is of non standard construction known locally as a repaired Waites Construction. We have been advised by the previous owner that a PRC certificate was issued when the repairs to the house were done. Buyers should inform their mortgage adviser/lender at application stage.





Total area: approx. 60.7 sq. metres (653.0 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.



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