



Langbar Approach | Swarcliffe | LS14 5EJ

£205,000

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

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THREE BEDROOM SEMI-DETACHED HOUSE ADJACENT TO PLAYING FIELDS! IDEAL FOR FIRST TIME BUYERS

This beautifully presented semi-detached house is ideal for first time buyers and has everything a couple or young family would need. The house offers accommodation presented over three floors with modern colour schemes, fixtures and fittings throughout.

The accommodation briefly comprises to the ground floor; entrance hall, guest WC, living room and a fitted dining/kitchen. To the second floor there is a double and single bedroom and a house bathroom and to the second floor a large master bedroom. Outside has a parking bay to the front and an enclosed rear garden which overlooks the adjacent playing fields to the rear.

The location is conveniently placed for local amenities and shops plus public transport routes and ideal for commuters requiring access to Leeds, Wetherby and York, with main arterial roads providing access to surrounding districts and motorway networks, including the A64 York Road.

*** Call now to arrange your viewing ***

Ground Floor

Hall

With composite entry door and central heating radiator.

Kitchen 3.26m x 2.78m (10'8" x 9'1")

Fitted with a range of modern white wall and base units with wood grain effect work surfaces over with tiled splashbacks. Built-under electric oven with gas hob and stainless steel chimney style extractor hood over, an inset composite one and a half bowl sink has a side drainer and mixer tap. Space and plumbing for a washing machine plus space for a tall fridge/freezer. Double-glazed window to the front. The room is laid with attractive laminate flooring which continues into the living room.

Living Room 3.36m x 3.71m (11'0" x 12'2")

A good sized family room with French double-glazed doors opening to the rear garden and two central heating radiators.

Guest WC

Fitted with a close coupled WC and hand wash basin.

First Floor

Landing

With staircase rising to the second floor.

Bedroom 2 2.39m x 3.71m (7'10" x 12'2")

A great double bedroom with central heating radiator and a double-glazed window overlooking the rear garden and having views over the playing fields.

Bedroom 3 3.71m x 2.34m (12'2 x 7'8)

An 'L' shaped single bedroom currently used as a playroom with a central heating radiator and two double-glazed windows to the front elevation.

Bathroom

Pleasantly decorated the bathing area is tiled with modern ceramics. There is a fitted three piece white suite comprising; panelled bath with mains fed shower and scree over, a pedestal hand wash basin and close-coupled WC. Ladder style central heating radiator, extractor fan and double-glazed window to the side elevation.

Second Floor

With storage cupboard to the stair head.

Bedroom 1 4.72m x 2.74m (15'6" x 9'0)

The large master bedroom benefits from bespoke fitted storage providing hanging rails and storage space. Three 'Velux' windows to both front and rear aspects, central heating radiator and an additional bulk head storage cupboard.

Exterior

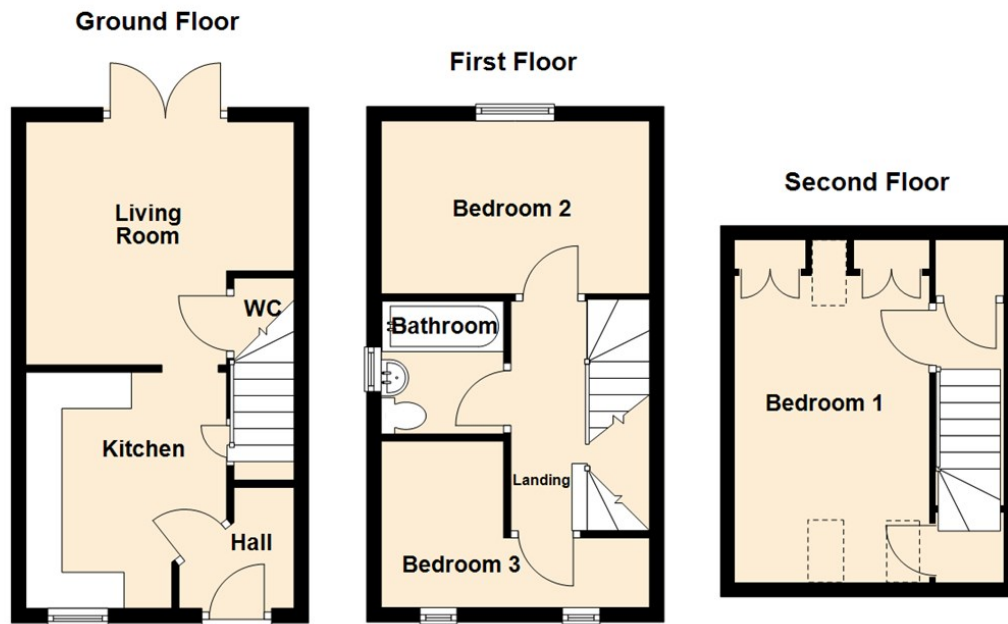
The property benefits from off road parking to the front. The rear garden is a true delight offering a large sandstone patio seating area adjacent to the house with timber edged artificial lawn with planted borders and a storage shed.

Directions

From our Crossgates office on Austhorpe Road head west and at the end turn right onto Ring Road, go straight on at the roundabout staying on Ring Road and at the next

roundabout take the third exit onto Barwick Road. Take the first left onto Southwood Gate, then at the end T-junction take a left onto Swarcliffe Drive, then right onto Swarcliffe Avenue. Continue along over the brow of the hill and turn left just before the shops on the right hand side into Whinmoor Way. Take the second right into Langbar Approch where the property can be found on the left hand side indicated by the Emsleys For Sale sign.





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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