



Brayton Place | Swardcliffe | LS14 5BB

£125,000

Two Bedroom Mid Terrace House | Council Tax Band A | EPC Rating D

Emsleys | estate agents

*** TWO BED MID TERRACE * FIRST TIME BUYER OPPORTUNITY * CLOSE TO PLAYING FIELDS ***

An excellent opportunity for a first time buyer to get on the housing ladder with this inner town house in a popular location. The property benefits from PVCu double-glazed windows and doors and electric heating but does require a full internal cosmetic update which has been reflected in the price. Sold with no onward chain this would suite a buyer wishing to add their own taste and standard to add value.

The accommodation briefly comprises to the ground floor; - entrance lobby, living room, and dining kitchen. To the first floor two double bedrooms and a shower room. Outside there are gardens to the front and rear.

The location is conveniently placed for local schools, local amenities and shops plus public transport routes. 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 and the new orbital A6120 just a short drive away which also gives quick access to 'The Springs' at Thorpe Park which offers an Odeon cinema, a Marks & Spencer food hall & Next clothing. Nearby at Crossgates there is a railway station for a quick and smooth commute to LEEDS city centre plus Crossgates shopping centre with an excellent choice of shops, banks, cafes and bars.

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

Ground Floor

Hall

Enter through a PVCu door, with staircase rising to the first floor.

Living Room 3.99m x 3.20m (13'1" x 10'6")

A good sized lounge with a PVCu double-glazed windows overlooking both the front garden and a wall mounted electric storage heater.

Kitchen/Diner 2.59m x 4.51m (8'6" x 14'10")

In need of modernisation there are some wall and base units with counter tops, sink and cooker point. Easily zoned

into kitchen and dining areas with PVCu windows and entry door to the rear garden and a large walk in under stair storage cupboard.

First Floor

Landing

Access to first floor rooms, cupboard housing the hot water cylinder and a loft hatch granting access to the roof space.

Bedroom 1 2.92m x 3.50m (9'7" x 11'6")

A double bedroom with a fixture bulk head cupboard/wardrobe, a wall mounted 'Dimplex' electric heater and PVCu window overlooking the front.

Bedroom 2 2.86m x 2.50m (9'5" x 8'2")

A second double bedroom with a built in wardrobe with double doors, a wall mounted 'Dimplex' electric heater and PVCu window overlooking the rear.

Shower Room 1.84m x 1.91m (6'0" x 6'3")

In need of replacement the shower room currently offers a walk in shower enclosure, pedestal hand wash basin and low flush w.c. Wall mounted 'Dimplex' electric fan heater, a heated towel rails and PVCu window to the rear.

Exterior

The outside space extends to three sides as the house sits in a corner plot. Being fully enclosed by border fencing the gardens are mainly laid to lawn with footpaths and a storage shed to the rear.

Directions

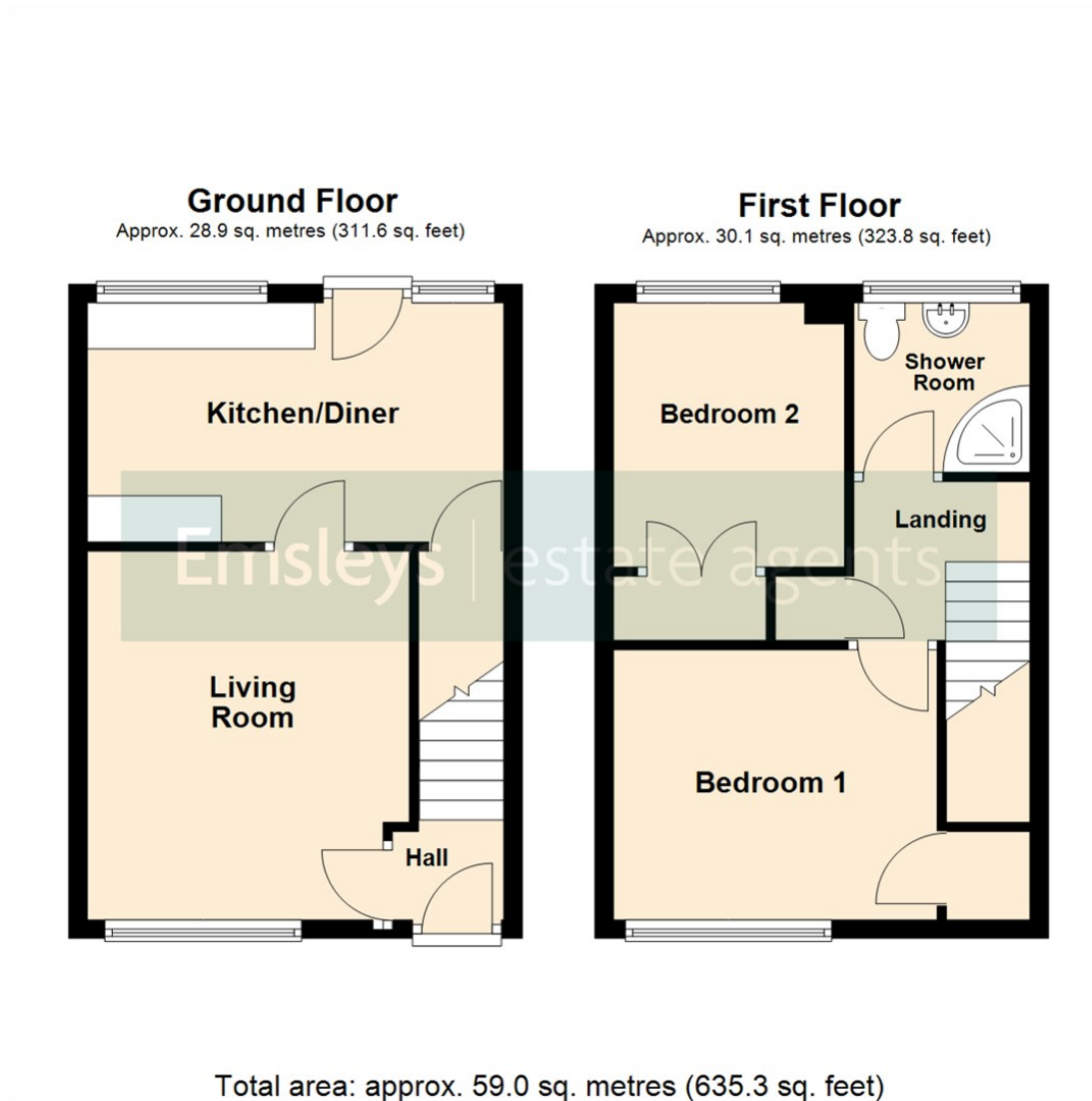
From the Crossgates office, proceed along Austhorpe Road and turn right. At the roundabout, take the third turning onto Crossgates Ring Road. At the next roundabout, turn right onto Barwick Road. Continue, turning left onto South Wood Gate and then second left onto Swarcliffe Drive - continue to the top of the hill and at the end of Swarcliffe Drive turn right and immediately left onto Brayton Grove. Continue to the very bottom where Brayton Place can be found on the right hand side indicated by the Emsleys for sale board.

Agents Note

This property is of non standard construction known

locally as a Lindsey Parkinson 'Parkwall' Construction. Buyers should inform their mortgage advisor or lender at application stage.





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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