



HOME

MARKETING & MANAGEMENT

SWALLOW CRESCENT, WORTLEY LS12 4RB

£129,999

Mature Mid Back to Back Terrace

Offering 3 Bedrooms

Accommodation on 3 floors

uPVC Double Glazing

Lounge & Separate Kitchen

Entrance Porch

Part Tiled Modern Bathroom

Ideal for FTB / Small Family / Investment

Popular Area of Wortley

No Chain



£129,999

GENERAL DESCRIPTION

A three bedroom back to back terraced house with spacious accommodation to 3 floors situated in the area of Wortley. Will be of particular interest to families, first time buyers and investors seeking a versatile property which benefits from: Upvc double glazing; gas central heating with combination boiler; modern white bathroom suite; modern fitted kitchen; views; patio garden to front. Offers good commuting access to Leeds city centre and an early inspection is recommended to appreciate the size and proportions of this home. No Chain

TENURE
Freehold

ROOM MEASUREMENTS

- KITCHEN** 10' 9" x 6' 8" (3.28m x 2.03m) max
- LIVING ROOM** 13' 8" x 13' 6" (4.17m x 4.11m) max
- 1ST FLR STAIR & LANDING** 6' 9" x 4' 10" (2.06m x 1.47m) max
- DOUBLE BEDROOM 1** 13' 9" x 13' 6" (4.19m x 4.11m) max
- BATHROOM** 6' 8" x 5' 8" (2.03m x 1.73m)
- 2ND FLR STAIR & LANDING** 6' 9" x 2' 8" (2.06m x 0.81m) max
- DOUBLE BEDROOM 2** 13' 8" x 13' 8" (4.17m x 4.17m) max
- BEDROOM 3** 7' 9" x 6' 9" (2.36m x 2.06m)



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

The graph shows this property's current and potential energy rating.

OPENING HOURS

Pudsey Office

Monday to Friday
Saturday
Sunday & Bank Holidays

8.30am – 5.00pm
9.00am – 1.00pm
Closed

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.

