

# KATH WELLS

ESTATE AGENTS & VALUERS



## 7 Swallow Close, Leeds, LS12 3LU

**Reduced To £370,000**

A very well presented and maintained FAMILY DETACHED situated in a popular and sought after residential area of Upper Armley; benefitting from SPACIOUS LIVING ACCOMMODATION throughout, FOUR DOUBLE BEDROOMS (two of which have EN-SUITE SHOWER ROOMS), private and enclosed gardens, and ample PARKING with a DOUBLE GARAGE.

Briefly throughout the property comprises of, to the ground floor, a HALLWAY with double doors through to the dining room, a GUEST CLOAKROOM / WC, a DINING ROOM / SITTING ROOM with ample space for a table, chairs and settees, a good sized LIVING ROOM with French doors opening onto the garden, a MODERN FULLY FITTED BREAKFAST KITCHEN with INTEGRAL KITCHEN APPLIANCES and access to the garden, and a UTILITY ROOM. The first floor there are FOUR DOUBLE BEDROOMS, two of which have an EN-SUITE SHOWER ROOM, and a FAMILY BATHROOM / WC.

Externally there are private and enclosed GARDENS to the side and rear; the front garden is semi open plan. A DRIVEWAY provides useful OFF STREET PARKING for four cars and access to a DOUBLE GARAGE (which is currently used as a 'Man Cave').

Local amenities are close to hand / within walking distance. Early internal viewing is highly recommended and can be arranged by contacting the office.

EPC Rating: C

## GROUND FLOOR:

### Hallway:



Access via a part glazed front entrance door, large storage cupboard, central heating radiator, glazed internal double doors to the dining room

### Cloakroom / WC:



Double glazed window, a modern white suite (low flush WC, wash basin set into a vanity unit), central heating radiator

### Dining Room / Sitting Room:



Double glazed windows, laminated flooring, glazed double internal doors to the living room and the hallway, ample space for a dining table and chairs, family / sitting area, central heating radiator, television point, a curved staircase rising to the first floor, under-stairs storage cupboard

### Living Room:



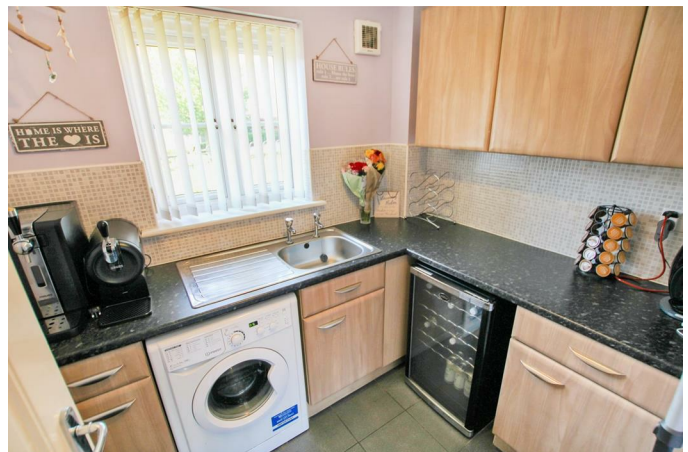
Double glazed windows, double glazed French doors opening onto the rear garden, a fireplace and hearth with an inset living flame gas fire, television point, two central heating radiators

### Fitted Breakfast Kitchen:



Double glazed windows, a part glazed external door opening onto the rear garden, a modern range of fitted wall, drawer & base units, work surfaces, a range of integral kitchen appliances (double electric oven / grill, gas hob, extractor hood, fridge / freezer, dishwasher), an inset 1 1/4 bowl sink and drainer, space for a breakfast table, central heating radiator

### Utility Room:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, an inset sink and drainer, plumbing for an automatic washing machine, space for a tumble dryer / wine fridge

## FIRST FLOOR:

### Landing:



Double glazed window, access to the first floor accommodation, access to the loft space, minstrels gallery

### Master Bedroom:



Double glazed windows, a range of fitted wardrobes / bedroom furniture, television point, central heating radiator, ample space for bedroom furniture

### En-suite Shower Room / WC:



Double glazed window, a modern white suite (low flush WC, wash basin set into a vanity unit, a glazed double shower cubicle with a plumbed shower, central heating radiator

### Bedroom Two:



Double glazed window, central heating radiator, large storage cupboard

### En-suite Shower Room / WC:



double glazed windows, a modern white suite comprising of a glazed shower cubicle with a plumbed shower, low flush WC, wash basin, central heating radiator

### Bedroom Three:



Double Bedroom - double glazed window, central heating radiator

### Bedroom Four:



Double Bedroom - double glazed window, central heating radiator

### Family Bathroom / WC:

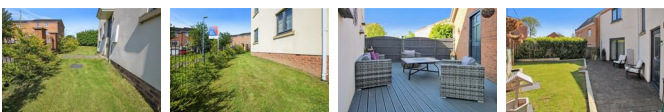


Double glazed windows, a modern white suite comprising of a panelled bath with shower mixer taps, wash basin set into a vanity unit, low flush WC, central heating radiator

### TO THE OUTSIDE:



### Gardens:



The front garden is semi open plan and mainly laid to lawn. The rear garden is private and enclosed and benefits from having a lawn, a block-paved patio / seating area, a water feature and an outside tap. There is a

further private and enclosed garden to the side of the property which has a decked seating area and side access to the detached garage.

### Parking / Double Garage:

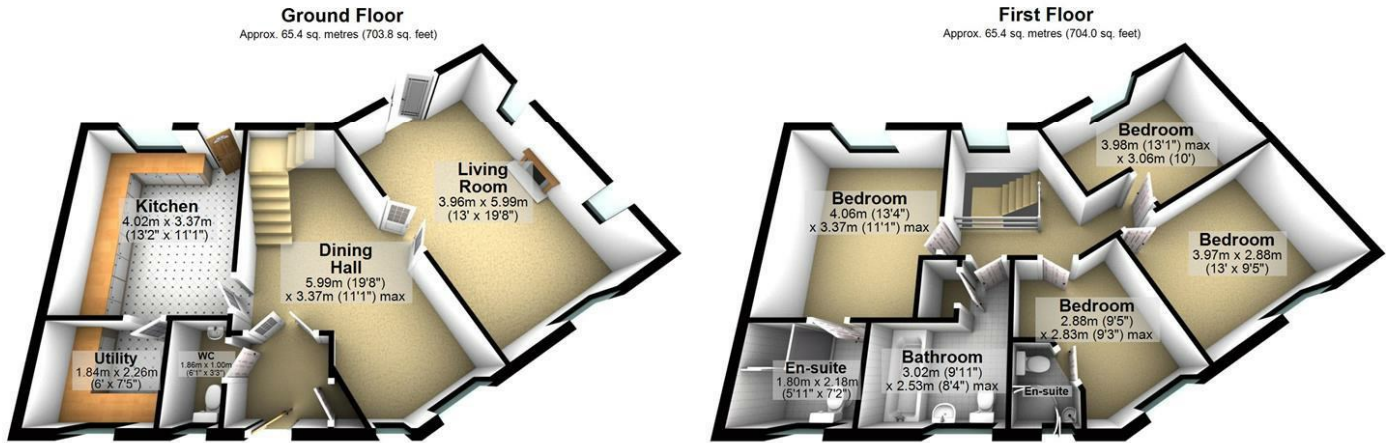


A double driveway provides useful off street parking for four cars and access to the double garage. The double garage is currently used as a 'Man Cave' and benefits from having a bar, space for a pool table and ample storage.

### EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9330-2558-6290-2802-5155>

# Floor Plan

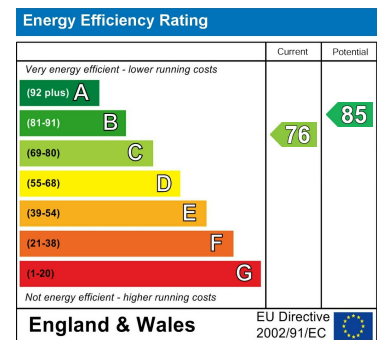


Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement. Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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