



43 Swallow Crescent Leeds



3 Bedroom House - Townhouse £265,000

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43 Swallow Crescent, Leeds, West Yorkshire, LS12 4RB

GROUND FLOOR:

Hallway:

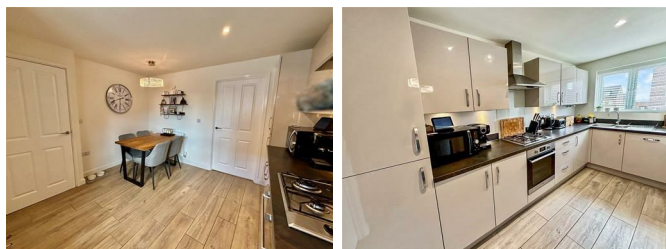
Access via a part glazed front entrance door, stairs rising to the first floor, central heating radiator

Cloakroom / WC:



Double glazed window, a white suite comprising of a low flush WC, wash basin, central heating radiator

Fitted Dining Kitchen:



Double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, a range of integral kitchen appliances (electric oven / grill, gas hob, extractor hood, fridge / freezer, automatic washing machine, dishwasher), ample space for a dining table and chairs, inset ceiling lights, pelmet lighting, tiled flooring

Living Room:



Double glazed patio doors opening onto the rear garden, television point, under-stairs storage cupboard, central heating radiator

FIRST FLOOR:

Landing:

Access to the first floor accommodation, storage / airing cupboard, central heating radiator

Bedroom Two:



Double glazed window, central heating radiator, a range of fitted wardrobes

Bedroom Three:



Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled bath with a plumbed shower above, wash basin, low flush WC, ladder style central heating radiator / towel warmer, inset ceiling lights

Half Landing / Home Office:



Double glazed window, central heating radiator, stairs rising to the second floor

SECOND FLOOR:

Master Bedroom:



Double glazed window, central heating radiator, ample space for a range of bedroom furniture, a range of fitted wardrobes with sliding doors

En-suite Shower Room / WC:



Double glazed Velux window, a modern suite comprising of a glazed shower cubicle with a plumbed shower, wash basin, low flush WC, ladder style central heating radiator / towel warmer, storage to the eaves

TO THE OUTSIDE:

Gardens:



The front garden is open plan. The rear garden is enclosed and has paved and decked seating areas, a lawn, an outside tap, and external lighting

Off Street Parking:



There is parking for two cars to the front of the property and an electric charging point

Council Tax Link:

<https://www.tax.service.gov.uk/check-council-tax-band/property/b902f1ee-2b92-2a75-9b89-0b68af02109b>

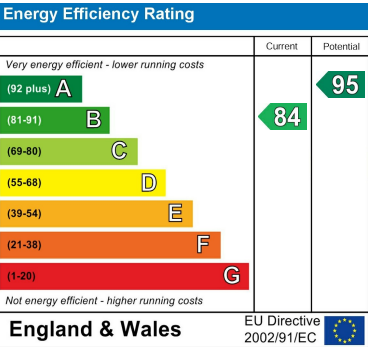
Council Tax Band / EPC Rating:

Council Tax Band: C / EPC Rating: B

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9350-3828-7000-2909-3211>

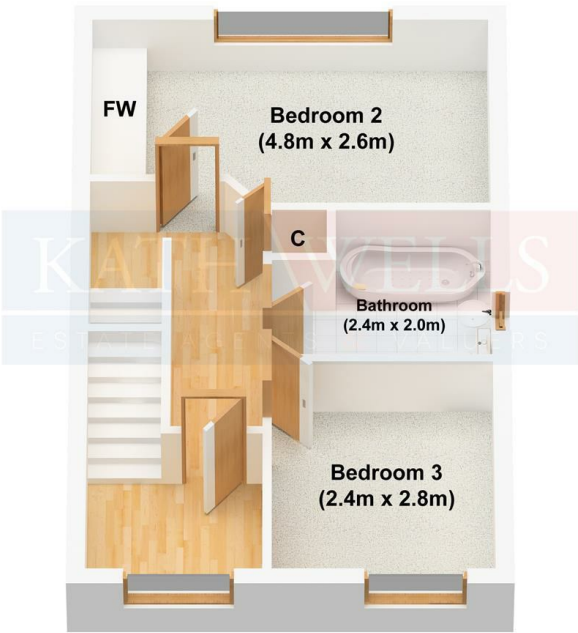
Energy Efficiency Graph



Ground Floor



First Floor



Second Floor

