



**The Crest, Swillington Leeds LS26 8EA**



**welcome to**

## **The Crest, Swillington Leeds**

READY TO MAKE A HOUSE A HOME? This SUPERB example of a THREE Bedroom Semi Detached, is PERFECT for a home mover who wants to put their own stamp on it, this well looked after property is a MUST see to understand its oozing potential! Call us to view on 01977 512628.



### **Entrance Hall**

Having the entrance door to the front aspect, a double glazed window to the front, an understairs storage cupboard and a gas central heating radiator.

### **Lounge Diner**

18' 4" L-Shape Max x 16' 4" L-Shape Max ( 5.59m L-Shape Max x 4.98m L-Shape Max )

With a double glazed window to the front and rear aspect, two gas central heating radiators, french doors to the rear, and a gas fire with surround,

### **Kitchen**

8' 6" max x 7' 3" max ( 2.59m max x 2.21m max )

Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Also includes a one and a half bowl sink and drainer, space for a freestanding gas cooker, plumbing for a washing machine and a double glazed window to the rear.

### **Snug Area**

8' 8" max x 6' 5" max ( 2.64m max x 1.96m max )

With a door to the side as aspect, a double glazed window to the front and a gas central heating radiator.

### **First Floor Landing**

With stairs rising from the ground floor and having and access hatch to the loft.

### **Bedroom One**

13' 8" max x 9' 5" max ( 4.17m max x 2.87m max )

With a double glazed window to the front, a gas central heating radiator and a built in cupboard.

### **Bedroom Two**

13' 8" max x 8' 7" max ( 4.17m max x 2.62m max )

With a double glazed window to the rear aspect, a built in storage cupboard and a gas central heating radiator.

### **Bedroom Three**

12' 6" max x 7' max ( 3.81m max x 2.13m max )

with a double glazed window top the front aspect,

and a fitted cupboard housing the gas central heating boiler.

### **Shower Room**

Consisting of a double glazed window to the rear, a wash hand basin set into a vanity unit, a shower cubicle, and a heated towel rail.

### **W.C**

With a double glazed window to the rear and a low level flush w.c.

### **Externally**

To the front is a low maintenance garden and off street parking. To the rear is an enclosed garden mainly laid flags on two levels with a useful shed.



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## The Crest, Swillington Leeds

- THREE Bedroom Semi Detached Home
- Lounge Diner
- Kitchen With Snug Area
- Deceptively Spacious
- Gardens To Front & Rear

Tenure: Freehold EPC Rating: Awaited

**£210,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), coverings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection. Powered by www.floorplans.com



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Property Ref:  
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