



Swarcliffe Drive, Leeds LS14 5LA

welcome to

Swarcliffe Drive, Leeds

William H Brown is proud to present to the market this TWO bedroom SEMI-DETACHED house for sale now. This property benefits from OFF-STREET parking and a GARDEN to the REAR. Viewings are highly recommended to appreciate the potential this property has. Call us now on 0113 260 0945.



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This property comprises in brief; ground floor welcoming entrance hall giving access to the lounge, kitchen and staircase rising to the first floor. To the first floor there is two bedrooms and the house bathroom. Externally, to the front there is a lawn garden with driveway providing off-street parking. Additionally, to the rear there is a garage with power and contains a vehicle inspection pit and a lawn garden with patio area, which faces south west so benefits from afternoon and evening sun; perfect for summertime entertaining. This property also benefits for a shed and greenhouse to the rear.

Situated in Leeds East LS14 enjoys a range of local amenities with convenient transport links at the A58 Wetherby Road, A64 York Road, Leeds Outer Ring Road and the A1/M1 link road. Neighbouring Crossgates and Oakwood offer additional amenities.

Ground Floor

Lounge

19' 3" MAX x 10' 6" MAX (5.87m MAX x 3.20m MAX)

Kitchen

11' 2" MAX x 7' 8" MAX (3.40m MAX x 2.34m MAX)

First Floor

Bedroom One

15' 6" MAX x 9' 4" MAX (4.72m MAX x 2.84m MAX)

Bedroom Two

10' 6" MAX x 9' 6" MAX (3.20m MAX x 2.90m MAX)

Bathroom

Shed

10' MAX x 8' MAX (3.05m MAX x 2.44m MAX)



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welcome to Swarcliffe Drive, Leeds

- SEMI-DETACHED HOUSE
- TWO BEDROOMS; FITTED WARDROBES
- LARGE OPEN PLAN LOUNGE
- OFF-STREET PARKING; DRIVEWAY AND GARAGE
- GARDENS TO THE FRONT AND REAR

Tenure: Freehold EPC Rating: C

£185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT110485 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 260 0945



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West Yorkshire, LS15 8DT



williamhbrown.co.uk