



**Swarcliffe Drive, Leeds LS14 5JW**

***welcome to***

**Swarcliffe Drive, Leeds**

This spacious three-bedroom semi-detached house offers an exciting opportunity for modernisation throughout. The property features a large driveway to the front, a private rear garden, and a detached garage. Ideal for buyers looking to create their dream home in a desirable location.



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This well-proportioned semi-detached property offers fantastic potential for modernisation throughout. The entrance hall provides access to the lounge, kitchen, and staircase leading to the first floor. Upstairs, the property features three bedrooms and a family bathroom. Externally, there is a large driveway to the front, a private rear garden, and a detached garage

Please note- This property is non-standard construction. Please seek financial advice before proceeding.

## Ground Floor

### Lounge

11' 9" MAX x 21' 8" MAX ( 3.58m MAX x 6.60m MAX )

### Kitchen

9' 2" MAX x 13' 4" MAX ( 2.79m MAX x 4.06m MAX )

## First Floor

### Bedroom One

12' 3" MAX x 12' 4" MAX ( 3.73m MAX x 3.76m MAX )

### Bedroom Two

12' 2" MAX x 9' 6" MAX ( 3.71m MAX x 2.90m MAX )

### Bedroom Three

9' 3" MAX x 7' 8" MAX ( 2.82m MAX x 2.34m MAX )

### Bathroom



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## welcome to Swarcliffe Drive, Leeds

- NO ONWARD CHAIN
- SEMI-DETACHED
- THREE BEDROOMS
- POTENTIAL FOR MODERNISATION THROUGHOUT
- OFF-STREET PARKING; LARGE DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

# £180,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGT110993 - 0002

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