



Swarcliffe Drive, Leeds LS14 5JN

welcome to

Swarcliffe Drive, Leeds

A well-presented three-bedroom semi-detached home featuring two spacious reception rooms including a bright conservatory with tiled roof for year round use. Benefits include a driveway to the front and a private rear garden, ideal for family living and entertaining.



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conservatory with tiled roof for year round use. Benefits include a driveway to the front and a private rear garden, ideal for family living and entertaining.

On the ground floor, the entrance hall leads to a spacious living room that serves as the heart of the home, a modern L-shaped kitchen, and a convenient downstairs W.C. From the living room, double doors open into a bright conservatory, providing a seamless connection to the rear garden. The conservatory benefits from a tiled roof for superior temperature regulation and glare reduction making it usable year round. Upstairs, the first floor comprises three bedrooms and a centrally located family bathroom, offering comfortable accommodation for a variety of household needs.

Please Note- This property is a repaired non-standard construction with PRC repair certificate required by major mortgage lenders. Please seek finical advice before proceeding.

Ground Floor

Lounge

11' 6" MAX x 20' 11" MAX (3.51m MAX x 6.38m MAX)

Kitchen

10' 2" MAX x 9' 3" MAX (3.10m MAX x 2.82m MAX)

Conservatory

10' 11" MAX x 8' 6" MAX (3.33m MAX x 2.59m MAX)

Guest Wc

First Floor

Bedroom One

10' 9" MAX x 11' 9" MAX (3.28m MAX x 3.58m MAX)

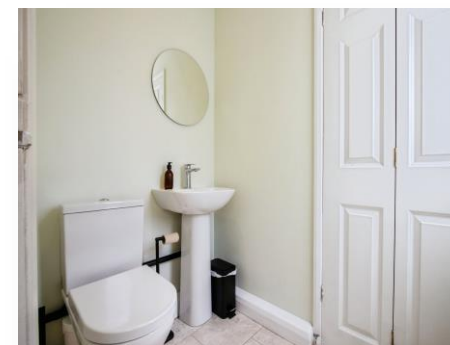
Bedroom Two

9' 3" MAX x 13' MAX (2.82m MAX x 3.96m MAX)

Bedroom Three

10' 10" MAX x 8' 7" MAX (3.30m MAX x 2.62m MAX)

Bathroom



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welcome to Swarcliffe Drive, Leeds

- NO CHAIN
- GUIDE PRICE £230,000-£240,0000
- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS; CONSERVATORY

Tenure: Freehold EPC Rating: C
Council Tax Band: B

guide price
£230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT110960 - 0004

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