



Springwell Avenue, Swillington Leeds LS26 8EE

welcome to

Springwell Avenue, Swillington Leeds

A three-bedroom semi-detached home featuring a spacious lounge, generous all-round garden with an expansive rear section, and a rear garage. Ideal for families seeking outdoor space and comfortable living.



The ground floor features a welcoming entrance hall that leads into a spacious lounge/diner on the left, ideal for relaxing and entertaining. Adjacent to the lounge/diner is a kitchen, conveniently positioned for easy access. A bathroom is also located on this level, next to the hall. The first floor includes a central landing area that connects to three bedrooms.

The lounge and bedrooms were tastefully renovated two years ago, featuring fresh plasterwork, modern paint finishes, new carpets, and decorative coving throughout, offering a clean and contemporary feel.

The property also offers potential for further development, subject to the relevant planning permissions, making it an exciting opportunity for buyers looking to expand.

LS26 is a highly sought-after area that combines village charm with excellent connectivity. It includes communities such as Rothwell, Oulton, Woodlesford, Swillington, Methley, and Great Preston, each offering its own unique character. Residents benefit from superb transport links, including nearby access to the M62 motorway and regular rail services from Woodlesford station to Leeds and beyond. Great selections of schools and shops nearby.

Ground Floor

Lounge/Dining Room

10' 4" MAX x 17' 9" MAX (3.15m MAX x 5.41m MAX)

Kitchen

12' 4" MAX x 9' 6" MAX (3.76m MAX x 2.90m MAX)

Bathroom

First Floor

Bedroom One

12' 1" MAX x 8' 9" MAX (3.68m MAX x 2.67m MAX)

Bedroom Two

13' 6" MAX x 8' 9" MAX (4.11m MAX x 2.67m MAX)

Bedroom Three

8' 8" MAX x 10' 5" MAX (2.64m MAX x 3.17m MAX)

Loft



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Springwell Avenue, Swillington Leeds

- GUIDE PRICE £240,00-£250,000
- SEMI-DETACHED HOUSE OFFER WITH NO CHAIN
- THREE BEDROOMS
- SPACIOUS LOUNGE
- EXPANSIVE REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT111007 - 0004

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