



Swarcliffe Road, Leeds LS14 5LE

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welcome to

Swarcliffe Road, Leeds

A viewing on this beautiful home is a must for first time buyers and families alike! Well maintained inside and out, its a turn key property. Boasting a modern kitchen and bathroom plus a stylish media wall in the living area. A good size, private rear garden is a highlight! CALL TO VIEW



Ground Floor

Lounge And Dining Room

22' 2" MAX x 9' 9" MAX (6.76m MAX x 2.97m MAX)

The ground floor boasts a spacious open-plan lounge and dining area. The lounge features a stylish media wall with integrated TV and sound bar and a large front-facing window, creating a bright and welcoming space. The dining area includes French-style patio doors opening onto the rear garden and a central heating radiator, making it perfect for family meals and entertaining.

Kitchen

8' 11" MAX x 9' 11" MAX (2.72m MAX x 3.02m MAX)

The kitchen is fitted with a full range of stylish wall and base units, offering ample storage and workspace and integrated appliances including fridge, oven, dryer and washing machine. A rear-facing window provides natural light, while the tiled flooring adds a modern and practical finish.

First Floor

Bedroom One

12' 5" MAX x 10' 1" MAX (3.78m MAX x 3.07m MAX)

Carpeted throughout, window to the front, central heating radiator.

Bedroom Two

9' 4" MAX x 12' 6" MAX (2.84m MAX x 3.81m MAX)

Carpeted throughout, window to the rear, central heating radiator.

Bedroom Three

8' MAX x 9' 2" MAX (2.44m MAX x 2.79m MAX)

Carpeted throughout, window to the front, central heating radiator.

Bathroom

The fully tiled bathroom incorporates a modern three-piece suite, including a bathtub with shower facilities, a wash hand basin set within an integrated storage unit, and a W/C. Dual windows to the side and rear provide excellent natural light, while fully tiled walls create a clean and contemporary finish.



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welcome to

Swarcliffe Road, Leeds

- SEMI-DETACHED HOUSE
- THREE GOOD SIZE BEDROOMS
- OPEN PLAN LOUNGE AND DINING ROOM WITH PATIO DOORS TO THE REAR GARDEN
- FRONT AND REAR GARDENS
- WELL MAINTAINED THROUGHOUT

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT111300 - 0005

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