



**Swarcliffe Road, Leeds LS14 5LE**



**welcome to**

**Swarcliffe Road, Leeds**

READY TO MAKE A MOVE? Then take a look at this FANTASTIC semi detached home. For sale with NO CHAIN, this well presented property is set over THREE FLOORS and includes a CONSERVATORY, a block paved driveway, and an ENCLOSED rear GARDEN. Don't miss this buying opportunity, CALL US TO VIEW!



### **Entrance Hall**

Having the entrance door to the front aspect, stairs to the first floor landing, and a useful under stair storage cupboard.

### **Kitchen**

Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a one and a half bowl sink and drainer, an electric oven with an electric hob and an extractor unit over. Also includes the gas central heating boiler, space for an American style fridge freezer, a double glazed window to the rear and a door leading out to the side of the property.

### **Lounge Diner**

Having a double glazed window to the front aspect, a wall mounted electric fire, gas central heating radiator and patio doors leading through to the conservatory.

### **Conservatory**

A solid roof conservatory, and constructed of upvc with a brick built base and includes double glazed patio doors leading out to the rear garden space, power points, and a gas central heating radiator.

### **First Floor Landing**

With stairs rising from the ground floor and having a double glazed window to the front aspect, and a double glazed window to the side.

### **Bedroom Two**

Double glazed window to the front aspect, and a gas central heating radiator.

### **Bedroom Three**

Double glazed window to the rear and a gas central heating radiator.

### **House Bathroom**

Equipped with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and the w.c. Includes tiling to the floor and walls, a heated towel rail, and a double glazed window to the rear and side.

### **Second Floor**

#### **Bedroom One**

Occupying the second floor and having a skylight to the rear, and storage to the eaves. gas central heating radiator.

#### **Exterior**

Featuring an ample block paved driveway to the front aspect, with gated access to the rear of the property.

To the rear is an enclosed garden space with a patio seating area and steps leading up to the lawn area. Also includes a garden storage shed.



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## **Swarcliffe Road, Leeds**

- Semi Detached Home
- Three Bedrooms
- Accommodation Over Three Floors
- Well Presented Throughout
- Conservatory

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT111297 - 0002

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