



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.



view this property online williamhbrown.co.uk/Property/CGT111297



welcome to

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



view this property online williamhbrown.co.uk/Property/CGT111297

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
CGT111297 - 0002

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



0113 260 0945



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West Yorkshire, LS15 8DT



williamhbrown.co.uk