

Mike
Dobson



7 Whitecliffe Rise
Swillington, Leeds, LS26 8QW

£200,000

7 Whitecliffe Rise

*** NO ONWARD CHAIN ***

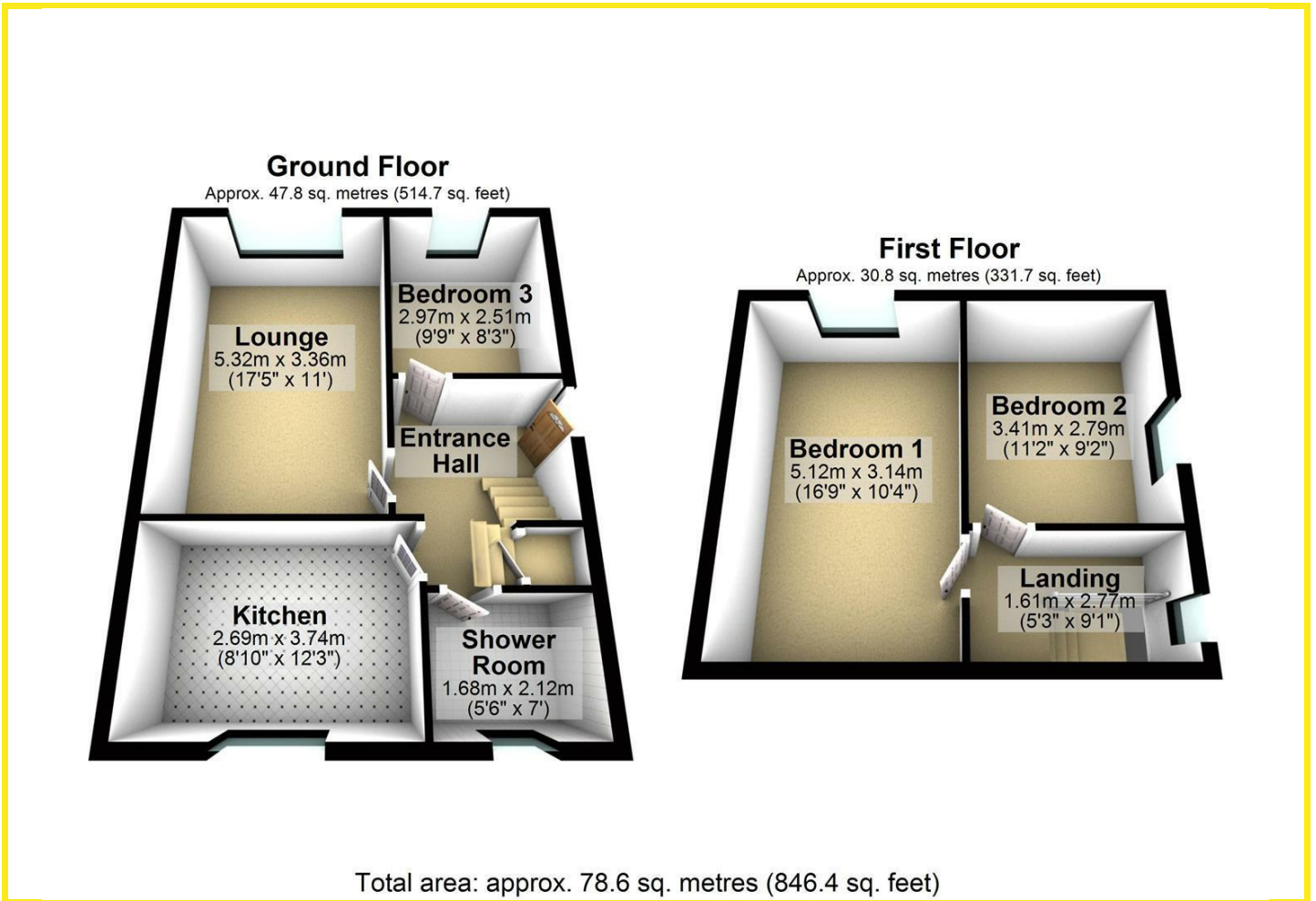
A three bedroom semi-detached dormer bungalow situated on this quiet cul-de-sac in this popular village, having easy access to local shops, schools and public transport links as well as the A1/M1 motorway. The accommodation briefly comprises: entrance hall, lounge, kitchen, bedroom three, shower room and two further bedrooms to the first floor. In addition, the property has PVCu double glazed windows and entrance door, gas central heating with Worcester Bosch boiler and a three piece white shower suite comprising of walk in double shower cubicle, pedestal wash basin and low flush WC. Outside, to the front of the property wrought iron gates open to the driveway providing off road parking and a lawned garden. To the rear is a low maintenance mainly paved garden with a shed. The property does require improvements which has been reflected in the price.

An early viewing is highly recommended.





Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions

From Garforth take the A642 in the direction of Wakefield. On entering the village of Swillington take the first turning right on to Church Lane. From Church Lane take the first turning right on to Neville Grove and Whitecliffe Rise is then the second turning left off Neville Grove.

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