

Mike
Dobson



74 Wakefield Road
Swillington, Leeds, LS26 8DJ

£170,000

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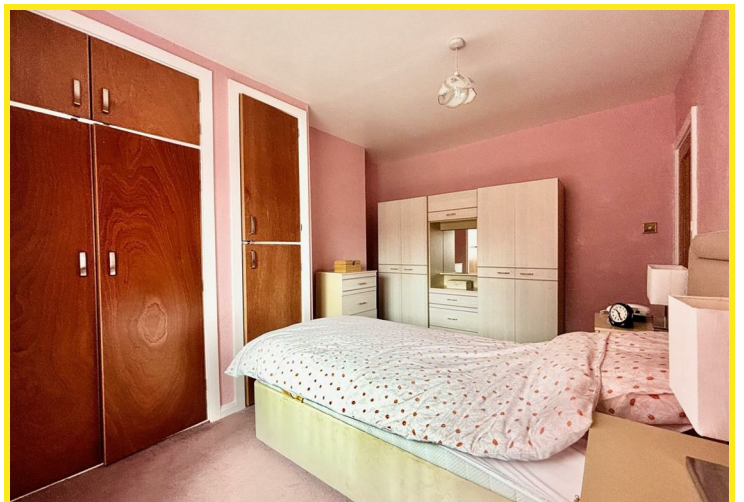
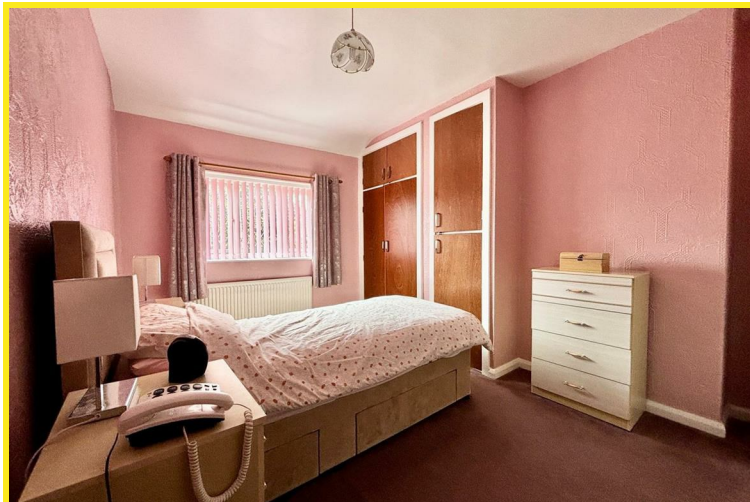
Nestled in the charming area of Swillington, Leeds, this terraced house on Wakefield Road offers a wonderful opportunity for those seeking a new home. Boasting one reception room, three cosy bedrooms, and a well-equipped bathroom, this property provides a comfortable living space for you and your family.

One of the highlights of this home is the large rear garden, perfect for relaxing or entertaining guests. With low maintenance features, paved seating areas, and pebble landscaping, this outdoor space is a tranquil retreat from the hustle and bustle of daily life.

Although the property is in need of modernisation, it has been lovingly maintained by the current owner and it presents a fantastic blank canvas for you to unleash your creativity and design a home that truly reflects your style and personality. The fitted kitchen comes complete with essential appliances such as a fridge, cooker, and plumbing for a washing machine. Additionally, a convenient pantry houses the combination boiler, ensuring your comfort all year round.

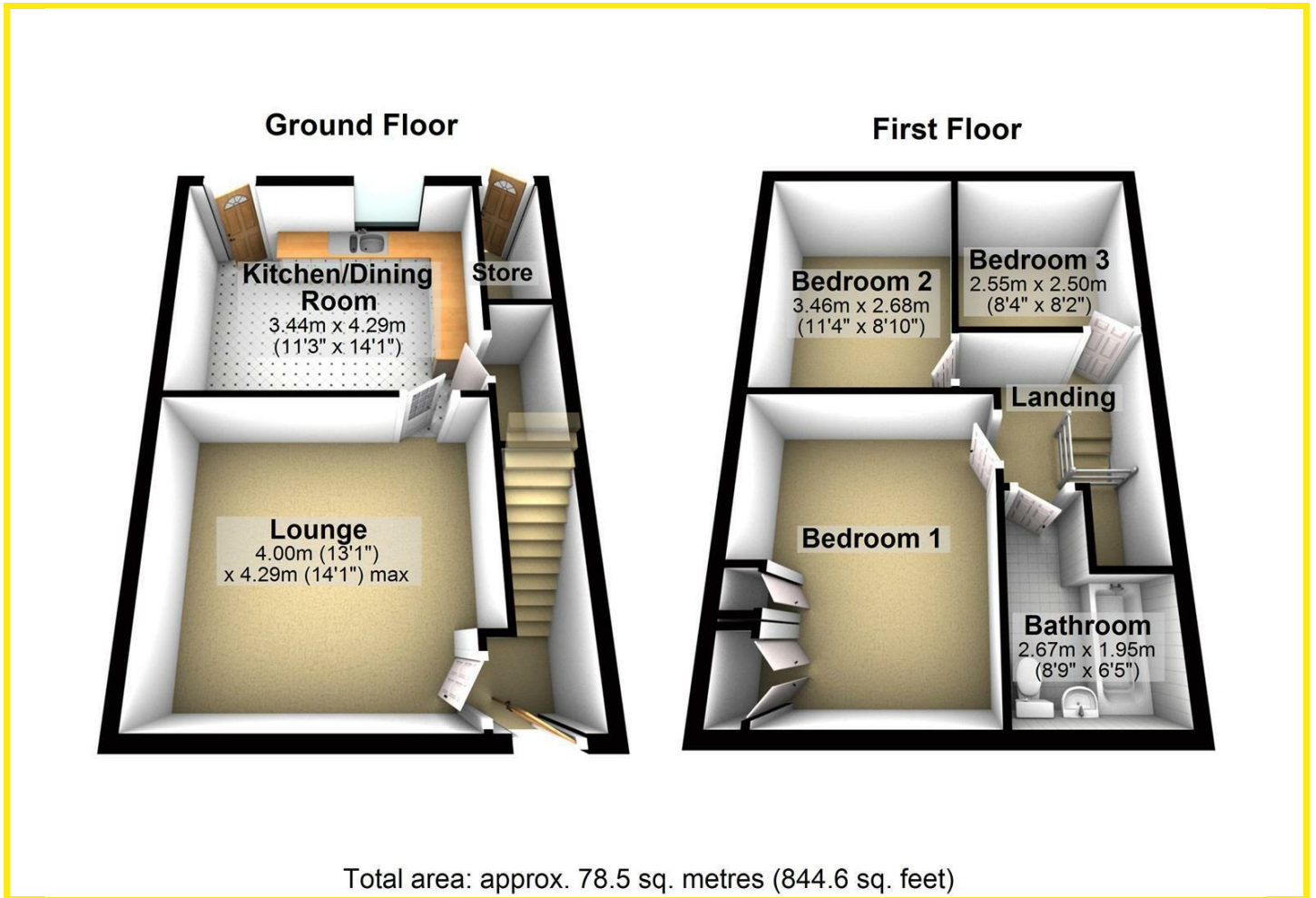
The main bedroom features fitted cupboards, offering ample storage space for your belongings and helping you stay organised. The three-piece white bathroom suite provides a relaxing space to unwind after a long day.

Don't miss out on the opportunity to transform this property into your dream home. With its great location and potential, this terraced house on Wakefield Road is just waiting for you to make it your own.





Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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 towards Wakefield. On entering the village of Swillington proceed ahead on to Wakefield Road and the property can be found on the right hand side.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

4 Main Street, Garforth, LS25 1EZ

Tel: 0113 2864276 Email: headoffice@mdobson.co.uk <https://www.mdobson.co.uk>