

Mike

Dobson



14 Woodland Crescent
Swillington, Leeds, LS26 8DN

Chain Free £229,995

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* BEING OFFERED FOR SALE WITH NO ONWARD CHAIN**

An opportunity has arisen to purchase a three-bedroom traditional style semi-detached house, situated close to shops, schools and public transport and within easy reach of the motorway network.

The accommodation briefly comprises entrance hall, lounge/diner, conservatory, kitchen, three bedrooms to the first floor and bathroom/WC. In addition, the property has gas central heating with a new combination boiler, PVCu double glazed windows and brick and PVCu double glazed conservatory with French doors leading to the rear garden, fitted kitchen with a range of high and low level units, built in oven, hob and extractor. The first-floor landing leads to two good size double bedrooms and a single third bedroom with three-piece white bathroom comprising jacuzzi bath with mixer shower taps, vanity wash basin and low flush WC.

Outside the front of the property has wrought iron gates and driveway providing off road parking and leads to a single garage with up and over door power and lighting. The rear garden is private and enclosed with a paved patio area and dwarf wall leading to a shaped lawned garden with an abundance of plants and shrubs to the borders. In addition there is a summer house.

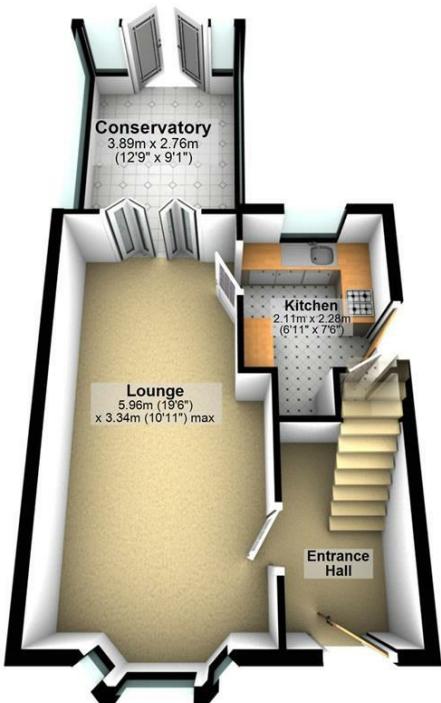
Don't miss out on an opportunity to make this property your home, book a viewing today.





Floor Plan

Ground Floor



First Floor

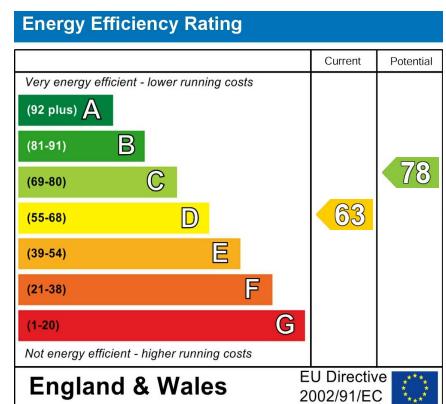


Total area: approx. 73.7 sq. metres (793.5 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From Garforth take the A642 towards Wakefield. On entering the village of Swillington proceed ahead on to Wakefield Road, Swillington, turn right opposite the garage and follow road turning right onto Hill Crest, then right again onto Woodland Crescent, where the property can be found on the right hand side as indicated by the agents board.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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