

*Mike*  
**Dobson**



**39 Hill Crest**

Swillington, Leeds, LS26 8DL

**£200,000**

# 39 Hill Crest

Nestled in the charming area of Hillcrest, Swillington, Leeds, this semi-detached bungalow presents a wonderful opportunity for those seeking a home with potential. The property features one spacious reception room, a comfortable bedroom, and a shower room, making it ideal for individuals or couples looking for a manageable living space.

Upon entering, you are greeted by an inviting entrance hall that leads to a large lounge, complete with a delightful bay window that allows natural light to flood the room. The main bedroom boasts fitted wardrobes, providing ample storage. The kitchen is functional and includes a generous utility room, perfect for laundry and additional storage needs. A rear hall offers the possibility of being transformed into a second bedroom, catering to your personal requirements.

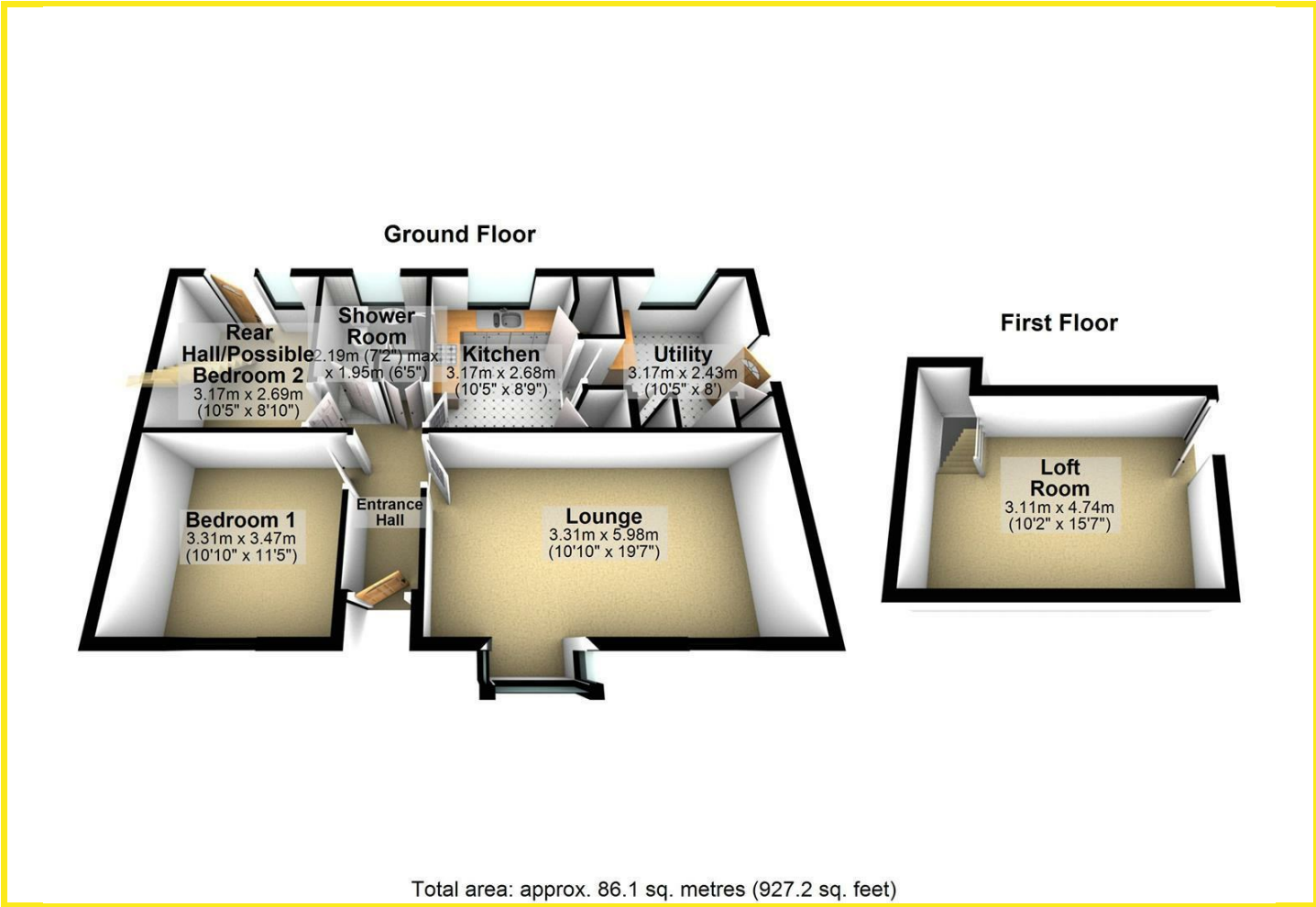
A staircase leads to a loft room, which features eaves storage, adding to the versatility of this home. While the property does require some modernisation, it is situated on a substantial corner plot, offering expansive lawned gardens to both the front and side. The driveway provides off-road parking for one vehicle, and there is also a detached single garage for additional convenience.

The rear garden is mainly paved, providing a low-maintenance outdoor space for relaxation or entertaining. With no onward chain, this bungalow is ready for its new owners to make it their own. This property is a fantastic opportunity for those looking to invest in a home with great potential in a desirable location.





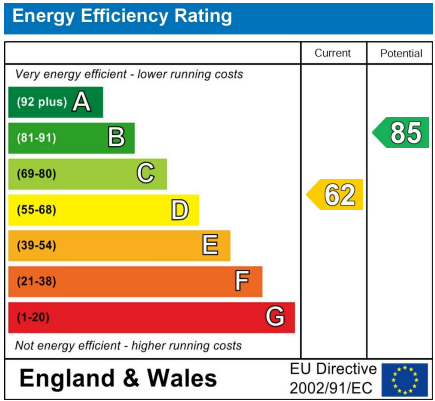
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Garforth office turn right onto Main Street. At the traffic lights turn left onto A642 Wakefield Road. At the roundabout take the second exit following the A642. Turn off the main road to the right, opposite the Car Valet Centre, and then turn right onto Hill Crest and the property can be seen immediately on the right hand side.