









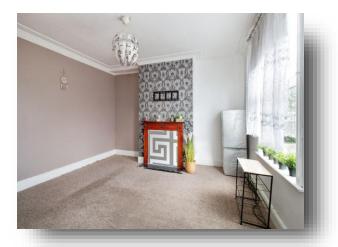
welcome to

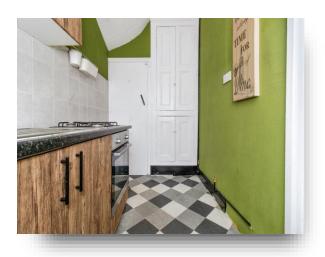
Swallow Mount, Leeds

GUIDE PRICE £110,000 - £120,000

Priced to reflect work required A spacious TWO DOUBLE BEDROOM terraced residence, situated within a popular residential location with













Property Information

Offered for sale with no onward chain, is this mid terraced garden fronted property which offers deceptively spacious living accommodation and is close to local amenities and transport links, making it ideal for professionals travelling to and from Leeds and Bradford City Centres. The property briefly comprises a lounge, kitchen, two double bedrooms and a bathroom with a three piece suite. An early viewing is essential to avoid missing out!

Lounge

13' 7" to chimney breast x 13' 9" max (4.14m to chimney breast x 4.19m max)

With carpet, central heating radiator and double glazed window to the front elevation.

Kitchen

10' 2" max x 5' 6" max (3.10m max x 1.68m max) With wall, drawer and base units with worktop surfaces over, gas oven, gas hob, sink with drainer, double glazed window, door to cellar.

Cellar

Cellar space with plumbing for washer.

Bedroom One

12' 4" max x 11' 4" max (3.76m max x 3.45m max) Double bedroom with carpet, central heating radiator, fitted wardrobes, double glazed window.

Bathroom

8' 2" $\max x$ 7' 4" $\max (2.49m \max x 2.24m \max)$ Three piece suite with shower over the bath, low flush WC, vanity sink unit and frosted glazed window.

Bedroom Two

11' 5" max x 11' 2" max (3.48m max x 3.40m max) Double bedroom to the second floor with carpet, central heating radiator and double glazed window.

External

Garden to the front pebbled and astro turf.





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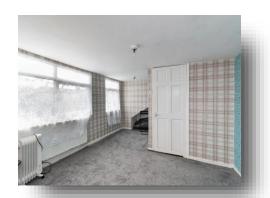
Swallow Mount, Leeds

- GUIDE PRICE £110,000 £120,000
- TWO DOUBLE BEDROOMS
- PRICED TO REFLECT WORK REQUIRED
- LARGE BATHROOM
- CENTRAL HEATING & DOUBLE GLAZING

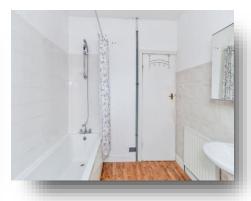
Tenure: Freehold EPC Rating: D

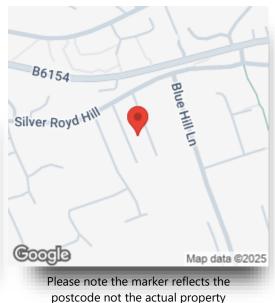
guide price

£110,000





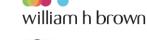




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Property Ref: PDY115156 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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.





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