



**Swallow Mount, Leeds LS12 4RE**

**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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PDY115156 - 0006

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