



Swinnow Crescent, Stanningley Pudsey LS28 6NZ

welcome to

Swinnow Crescent, Stanningley Pudsey

Improved by the current owner to include new windows offering enhanced insulation

New Boiler: Enjoy the benefits of a recently upgraded boiler, delivering efficient heating and hot water.

Well-Maintained: New windows 5 year ago. This home has been lovingly cared for.



Property Information

Step into this beautifully maintained 3-bedroom semi-detached home, offering modern comforts and elegant features. Nestled in a friendly neighbourhood, this delightful residence boasts a spacious driveway, ample enough to accommodate a caravan 3 generous bedrooms: Each room is designed for comfort and relaxation, providing a peaceful retreat for the entire family. Two Reception Rooms: Ideal for both formal and casual gatherings, offering flexibility and space for entertaining.

Entrance Hall

Front entrance door to entrance hall with carpet and radiator.

Lounge

12' 8" max x 12' 3" max (3.86m max x 3.73m max)
Good sized living room with electric fire, laminate flooring, double glazed windows to the front elevation, radiator.

Kitchen

12' 5" max x 6' 5" max (3.78m max x 1.96m max)
The kitchen has wall, drawer and base units with gas hob, gas oven, sink with drainer, double glazed window to the rear elevation, radiator.

Utility Room

The useful utility room has plumbing for washer, wall hung Vaillant boiler only 5 year old and services every year, frosted glazed window and carpet.

Conservatory

11' 5" max x 7' 7" max (3.48m max x 2.31m max)
A lovely addition to the property to enjoy the view of the garden, laminate floor and radiator.

Landing

Staircase rising to the first floor, double glazed window to the side. Access to loft. The loft is boarded and insulated, providing additional storage space and energy efficiency.

Bedroom 1

11' 1" max x 9' 7" max (3.38m max x 2.92m max)
With double glazed windows to the front elevation, radiator, carpet, space for storage.

Bedroom 2

8' 3" max x 9' 6" max (2.51m max x 2.90m max)
The second bedroom is another good size with new carpet, radiator, double glazed window to the rear elevation.

Bedroom 3

8' 8" max x 5' 7" max (2.64m max x 1.70m max)
With double glazed window to the front elevation, carpet and radiator.

Bathroom

7' 1" max x 5' 7" max (2.16m max x 1.70m max)
With shower over bath, wash basin, WC, frosted glazed window, laminate flooring, storage, radiator.

External

The expansive driveway is perfect for caravan owners, ensuring convenience for road trips and family holidays. The low maintenance garden allows less time tending and more time to enjoy.



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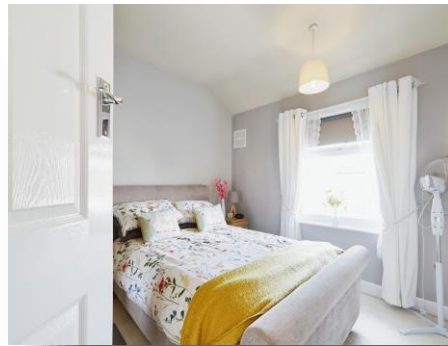
Swinnow Crescent, Stanningley Pudsey

- ***GUIDE PRICE £190,000 - £200,000***
- Well maintained
- 2 Reception rooms plus conservatory
- Insulated & boarded loft
- Renovated throughout

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£190,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PDY115445 - 0003

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