



Swallow Crescent, Leeds LS12 4RB

welcome to

Swallow Crescent, Leeds

45% SHARED OWNERSHIP SCHEME. The Marlow is a stunning three bedroom semi-detached family home located in a cul de sac position. Offering spacious accommodation throughout



Swallow Crescent

Offered for sale is 45% of this modern semi detached property less than 10 years old. Modern throughout and with quality fixtures and fittings. Located in the popular area of Wortley in LS12. Good transport links and local amenities. Central heating throughout and double glazed.

Good sized living room with French doors to the garden, kitchen diner, downstairs cloakroom. To the first floor is three bedrooms and a house bathroom. Externally there garden is laid to lawn with a patio area and parking for 2 cars.

Lounge

15' 5" x 11' 4" (4.70m x 3.45m)

Spacious living room with French doors out to the large garden. Laminate flooring.

Kitchen Diner

17' 9" x 12' 3" (5.41m x 3.73m)

Well designed kitchen with wall hung, drawer and base units and complimentary worktop surfaces over, integral fridge freezer and cooker, plumbing for washer and dishwasher, sink with drainer, double glazed windows to the front elevation.

Downstairs Cloakroom

4' 6" x 6' 2" (1.37m x 1.88m)

To the kitchen is a useful downstairs WC with sink, frosted window to the side.

Landing

Staircase rising to the first floor with extra storage, access to the loft.

Bedroom One

15' 5" x 9' 3" (4.70m x 2.82m)

Double bedroom with 2 large windows with room for storage. Extra storage cupboard.

Bedroom Two

13' 8" x 8' 2" (4.17m x 2.49m)

With radiator and double glazed window to the rear elevation.

Bedroom Three

7' 2" x 9' 3" (2.18m x 2.82m)

Double glazed window to the rear and central heating radiator,

Bathroom

Bath with waterfall shower, low flush WC, wash hand basin, extractor fan, gully tiled, frosted window to the side.

External

Side access to the patio and lawned area perfect for enjoying the summer months. Useful shed.

Electrical charging point at the side installed May 2023.

Off Street Parking for 2 cars.

Charges

317.42 a month which includes the rent management fee and insurance.



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Swallow Crescent, Leeds

- Three Bedroom Semi Less Than 10 Years Old
- French Doors to Patio
- Off Street Parking
- Downstairs WC Plus House Bathroom
- 45% Share

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

£121,500



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY115003 - 0004

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