



**Swaine Hill Crescent, Yeadon Leeds LS19 7HE**

**welcome to**

**Swaine Hill Crescent, Yeadon Leeds**

A three double bedroom end terrace stone house arranged over four floors. Beautifully presented throughout with spacious and versatile living accommodation, stylish kitchen, bathroom and private garden to the rear.





## Ground Floor Kitchen/Diner

17' x 13' 7" ( 5.18m x 4.14m )

A spacious, modern and stylish kitchen, beautifully presented and offering a good range of wall and base units with granite worksurfaces incorporating a double Belfast sink. Integrated appliances are nestled discreetly behind doors and include a dishwasher and double fridge freezer. There is space for a large range oven which is tucked neatly into the fireplace recess with a tiled splashback and wooden lintel, a real focal point of the room. The kitchen also benefits from a wood effect floor with underfloor heating, a uPVC double glazed window and composite door to the front. There is access to the cellar and a door leads to the stairs up to the first floor.

## Lounge

13' 11" x 13' 10" ( 4.24m x 4.22m )

A beautifully presented room packed with character features including deep coving, ceiling rose, arched recesses with a built in cupboard and a fabulous multifuel burner set on a stone hearth, into an exposed brick fireplace with stone surround. The room also benefits from wood flooring, a radiator, a uPVC double glazed window and a door to the rear leading out to the garden.

## Lower Ground Snug/Bedroom

13' 3" x 13' 2" ( 4.04m x 4.01m )

A versatile room with many uses dependant on the buyers needs with wood effect flooring, radiator, ceiling spotlights and uPVC double glazed patio doors to the rear leading out to the garden.

## Utility Room

13' x 12' 11" ( 3.96m x 3.94m )

This is a great additional space offering further wall and base units with worksurface incorporating a sink and drainer. There are spaces and plumbing for a washing machine, dryer and there is a useful built in cupboard. There is wood effect flooring, a door to the guest wc and a uPVC double glazed window to

the front.

## Guest Wc

Always useful to have in a busy family home with tiling to splash areas, wc, wash hand basin, heated towel rail and ceiling spotlights.

## First Floor Landing

The stairs rise from the inner hall onto the carpeted landing with doors to two double bedrooms, bathroom and stairs leading to the second floor.

## Bedroom Two

14' 1" x 13' 10" ( 4.29m x 4.22m )

A spacious double bedroom positioned to the rear elevation with feature coving and picture rail and built in storage cupboards. The room also benefits from carpet flooring, radiator and a uPVC double glazed window boasting views of the garden and green space beyond.

## Bedroom Three

11' 6" x 9' 2" ( 3.51m x 2.79m )

A double bedroom positioned to the front elevation with carpet flooring, radiator, coving and a uPVC double glazed window.

## Bathroom

A beautiful bathroom with tiling to splash areas and floor, fitted with a three piece suite comprising of a fabulous free standing bath with claw feet, mixer tap and a rainfall shower above, a real luxurious feel, wc and wash hand basin. Also benefiting from a chrome heated towel rail and there is a uPVC double glazed window to the front.

## Second Floor Master Bedroom

19' 2" Into recess x 12' 5" ( 5.84m Into recess x 3.78m )

A spacious, bright and airy master suite with beautiful exposed wooden beams, a dressing area with fitted wardrobes, further under eaves storage to both sides, carpet flooring and a vertical radiator. A wooden skylight and a uPVC double glazed window

to the side allowing a good amount of natural light to flow through and there is also access to en suite facilities.

## En Suite

Fitted with a three piece suite comprising of a shower cubicle, wc, wash hand basin with vanity unit below and under eaves storage cupboard.

## Outside

To the rear there is a private garden paved with Yorkshire stone and making a great entertaining area. There is a log store, fenced borders, mature trees and shrubs and an access gate at the bottom.



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welcome to

## Swaine Hill Crescent, Yeadon Leeds

- Three Bedroom End Terrace Stone House
- Beautifully Presented Throughout
- Spacious & Versatile Living Accommodation
- Master Suite With En Suite Shower Room
- Arranged Over Four Floors

Tenure: Freehold EPC Rating: E

offers over

**£325,000**



Please note the marker reflects the postcode not the actual property

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