



Swincar Avenue, Yeadon Leeds LS19 7PF

welcome to

Swincar Avenue, Yeadon Leeds

A three bedroom semi detached house with well proportioned rooms, guest wc and conservatory. The property also offers off street parking and a private rear garden. This property will appeal to a wide range of buyers and is offered with no onward chain.



Entrance Hall

Enter from the side into the hallway with laminate flooring, radiator, uPVC double glazed window to the side and stairs leading to the first floor.

Guest Wc

With a wc, radiator, laminate flooring and a uPVC double glazed window to the side.

Lounge

17' 8" x 10' (5.38m x 3.05m)

A spacious room having a gas fire with stone fireplace, carpet flooring, radiator, fitted cupboards and three uPVC double glazed windows to the front.

Kitchen/Diner

21' 2" x 11' 3" (6.45m x 3.43m)

A spacious kitchen/diner offering a range of wall and base units with worksurfaces incorporating a sink, drainer and gas hob with a tiled splashback and extractor hood above. Integrated appliances include an electric oven, under counter fridge and freezer and space for a washing machine. There is also a uPVC double glazed window to the rear, access door to the rear and an opening to the conservatory.

Utility Room

The boiler is housed in here and there is a uPVC double glazed window and door to the rear.

Conservatory

12' 9" x 12' 7" (3.89m x 3.84m)

A great addition to this home creating extra living accommodation with uPVC double glazing to all sides, laminate flooring, radiator and uPVC double glazed patio doors to the rear leading out to the garden.

Landing

The stairs rise from the hallway onto the carpeted landing with a radiator, doors to three good size bedrooms, bathroom and access to the loft.

Bedroom One

13' 8" x 10' 1" (4.17m x 3.07m)

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

Bedroom Two

12' x 11' 3" (3.66m x 3.43m)

A double bedroom positioned to the rear elevation with a fitted cupboard, carpet flooring, radiator and a uPVC double glazed window.

Bedroom Three

11' 8" x 7' 6" (3.56m x 2.29m)

A good size room positioned to the front elevation with carpet flooring and a uPVC double glazed window.

Bathroom

With tiling to splash areas and fitted with a four piece suite comprising of a panel bath, wc, wash hand basin set in a vanity unit and shower cubicle. The room also benefits from vinyl flooring, built in shelves and two uPVC double glazed windows to the rear.

Outside

To the front of the property there is a driveway providing off street parking and to the rear is a low maintenance garden with fenced borders.

Agent Note

We have been advised by the vendor that this property is a PRC (Precast reinforced concrete) non-standard construction built property. We advise if you are purchasing with a mortgage that you seek further advice regarding this.



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welcome to

Swincar Avenue, Yeadon Leeds

- Three Bedroom Semi Detached House
- Newly Painted Throughout
- Off Street Parking
- Private Rear Garden
- Conservatory

Tenure: Freehold EPC Rating: D

£167,500



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA106631 - 0006

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