









# welcome to

# **Swincar Avenue, Yeadon Leeds**

This property is offered with NO ONWARD CHAIN. A three bedroom semi detached house with well proportioned rooms, off street parking and private rear garden. In a great location of Yeadon with easy access to amenities and good schools.













#### **Entrance Porch**

Enter from the front into the porch with space for shoes and boots and a door to the lounge.

## Lounge

19' 8" Max x 11' 1" Max ( 5.99m Max x 3.38m Max )
A spacious room having a feature stone fireplace and stairs leading to the first floor.

## **Dining Room**

12' 1" Max x 8' 5" Max ( 3.68m Max x 2.57m Max ) A separate dining room having an exposed brick archway leading to the kitchen.

#### Kitchen

8' 5" Max x 7' 1" Max ( 2.57m Max x 2.16m Max ) The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and electric hob with a tiled splashback. There is an integrated electric oven and spaces for further appliances.

### **Bedroom One**

13' 9" Into wardrobes x 11' 3" Max ( 4.19m Into wardrobes x 3.43m Max )

A spacious double bedroom positioned to the front elevation with fitted wardrobes.

## **Bedroom Two**

13' 7" Max x 8' 7" Max ( 4.14m Max x 2.62m Max ) A double bedroom positioned to the rear elevation with fitted wardrobes.

### **Bedroom Three**

8' 9" Max  $\times$  8' 1" Max ( 2.67m Max  $\times$  2.46m Max ) A single bedroom positioned to the front elevation with space for free standing furniture.

### **Bathroom**

Fully tiled and fitted with a three piece suite comprising of a bath with shower over, pedestal wash hand basin, wc and a chrome heated towel rail.

## Outside

To the front of the property there is a paved

driveway providing off street parking with space for two cars. To the rear is a private garden part laid to lawn with a paved seating area. There is also a useful outbuilding perfect for storing garden equipment and bikes.





## welcome to

# **Swincar Avenue, Yeadon Leeds**

- Semi Detached House
- Three Good Size Bedrooms
- Paved Driveway
- Private Rear Garden
- Double Glazing

Tenure: Freehold EPC Rating: D

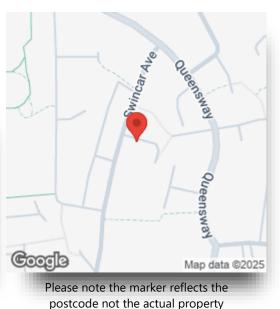
offers over

£200,000









view this property online williamhbrown.co.uk/Property/YEA106707



Property Ref: YEA106707 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







0113 250 6996



Yeadon@williamhbrown.co.uk



27 High Street, Yeadon, LEEDS, West Yorkshire, LS19 7SP



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.