



 **2**
Bedrooms

 **1**
Bathroom

**Tenure :
Freehold**



Tudor Sales and Lettings are pleased to present for sale this newly renovated two bedroom semi detached property. Offered for sale with no onward chain with brand new kitchen and bathroom the property comprises of in brief:

To the Ground Floor: Kitchen/Diner, Living Room, Utility area, Conservatory

To the First Floor: Two double bedrooms and bathroom

Externally: Off street parking to front and rear garden with shed (home office anyone?)

Attention First-time buyers! This property has great transport links to Leeds city centre and the ring road as well as local amenities and schools

Book a viewing today to avoid disappointment!

Kitchen *6.58m x 2.88m (21' 7" x 9' 5")*

Lovely, modern, newly fitted kitchen with a range of wall and base units and integrated appliances comprising of sink with mixer tap, oven with hob and extractor fan over. Double glazed window and centrally heated radiator. Double glazed patio doors to conservatory.

Living Room *3.24m x 3.15m (10' 8" x 10' 4")*

Living room with double glazed window and centrally heated radiator.

Utility *2.50m x 1.08m (8' 2" x 3' 7")*

Useful utility area with plumbing for washing machine

Conservatory *2.74m x 2.74m (9' x 9')*

Modern Conservatory with double glazed patio doors to rear garden.

Bedroom 1 *5.63m x 2.78m (18' 6" x 9' 1")*

Double bedroom with double glazed window and centrally heated radiator.

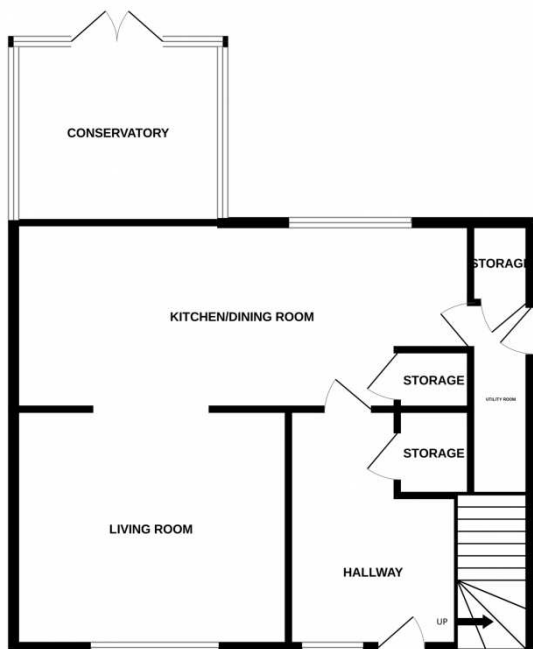
Bedroom 2 *4.05m x 2.81m (13' 3" x 9' 3")*

Double bedroom with double glazed window and centrally heated radiator.

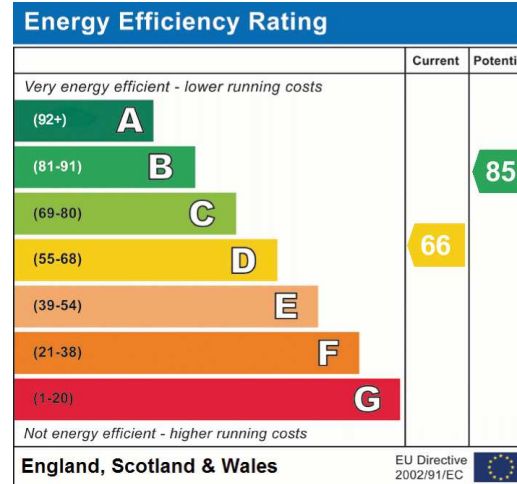
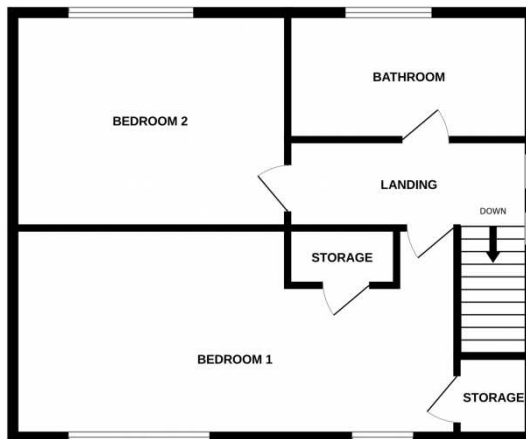
Bathroom *2.45m x 1.66m (8' x 5' 5")*

Bathroom with white three piece suite comprising of bath with shower over and glass shower screen, hand basin and WC. Double glazed window with privacy glass.

GROUND FLOOR



1ST FLOOR



Address: Swarcliffe Drive, Leeds



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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