

HUNTERS®

HERE TO GET *you* THERE



Swinnow Garth

Leeds, LS13 4TB

Offers Over £175,000



Council Tax: B



7 Swinnow Garth

Leeds, LS13 4TB

Offers Over £175,000



- Mid Terraced house
- Three well-sized bedrooms
- Extended ground floor
- Generous living room
- Sunny rear garden
- Garage for secure parking
- Quiet cul-de-sac location
- No onward chain
- Solar panels generating power
- Potential to improve

This terraced house with great potential, in a quiet cul-de-sac is ideal for first-time buyers or investors, featuring three bedrooms, a spacious kitchen, a sunny garden, and a garage, all with potential for modernization and no onward chain.

Welcome to this extended terraced house for sale, a perfect opportunity for first-time buyers or savvy investors. With a little modernisation, this property could really shine, adding tremendous value to your investment. The the added benefit of SOLAR panels generating electricity and a rebate for the new owner.

As you step inside, you're greeted by a generous sized LIVING room, complete with a warming living flame gas fire and gorgeous ceiling coving, ideal for relaxing on a chilly evening. The ground floor has been extended to offer great living space, adding to the property's potential.

The heart of the home, the KITCHEN/DINER, is a functional space with plenty of storage units, a gas hob and electric oven, even space for a washer. There's an understairs cupboard for extra storage and an L-shaped dining area perfect for family meals.

The property boasts THREE well-sized bedrooms, two doubles and a single, providing enough space for a growing family or a home office. The BATHROOM is complete with a heated towel rail, a crisp white suite, tiled walls, and a mains shower for a refreshing start to the day.

Outside, the property benefits from a sunny rear garden, perfect for children to play or for al fresco dining in the summer months. To the front, a lawned/gravelled area offers additional outdoor space, and there's a garage in a block for secure parking or additional storage.

Located in a quiet cul-de-sac, the property is conveniently close to public transport links, local amenities, and schools. For the outdoorsy, nearby walking and cycling routes offer weekend adventure opportunities.

Tel: 0113 257 6198

HALL

LIVING ROOM

12'7" x 11'8" (3.86 x 3.56)

DINING ROOM

10'4" x 7'8" (3.15 x 2.35)

KITCHEN/DINER

16'9" x 13'10" max (5.12 x 4.24 max)

BEROOM ONE

14'8" x 8'11" (4.48 x 2.72)

BEDROOM TWO

11'8" x 8'11" (3.57 x 2.72)

BEDROOM THREE

10'2" x 6'1" (3.11 x 1.86)

BATHROOM



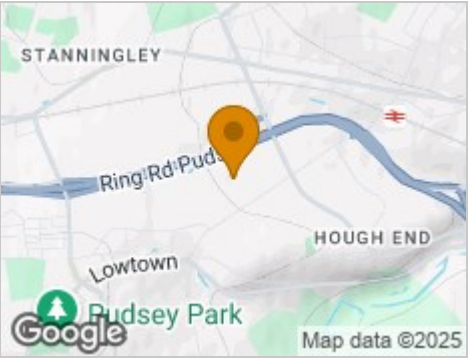
Road Map



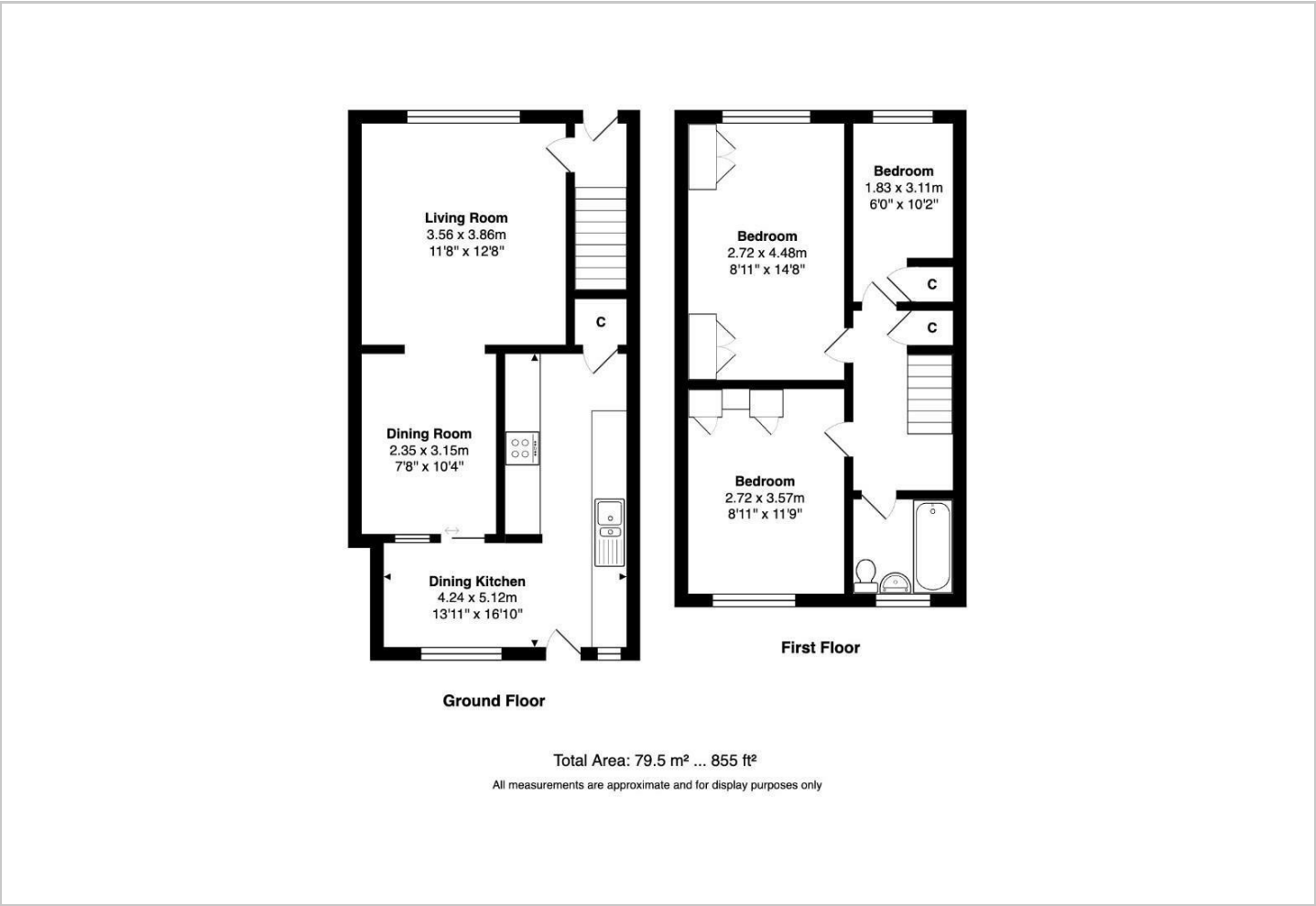
Hybrid Map



Terrain Map



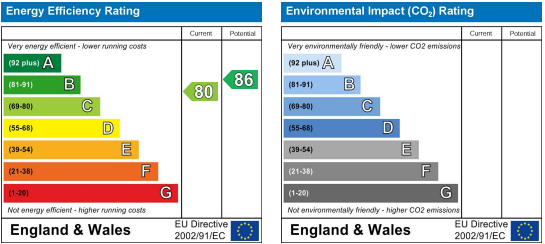
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.