

# HUNTERS®

HERE TO GET *you* THERE



## Swinnow Crescent

Stanningley, Pudsey, LS28 6NZ

£215,000



Council Tax: B



# 35 Swinnow Crescent

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£215,000



- Semi detached house
- No chain involved
- Three comfortable bedrooms
- Spacious natural light reception
- Practical kitchen with storage
- Rear conservatory extension
- South-facing enclosed garden
- Off-road block paved parking
- Quiet sought-after location
- Close to shops/commuting links

This charming semi-detached house, perfect for first-time buyers or families, features three bedrooms, a spacious reception room with a fireplace, a practical kitchen, a serene bathroom, a rear conservatory with garden views, and is situated in a quiet, well-connected neighbourhood with excellent local amenities.

Welcome to this delightful semi-detached house, currently for sale and in good condition. It's perfect for first-time buyers or families looking for a cosy and inviting home.

This beautiful house boasts three comfortable bedrooms. The first is a double with built-in wardrobes, ideal for storing your clothing collection. The second is also a double room, perfect for guests or family. The third is a versatile single room that could easily transform into a home office for remote work or study needs.

The inviting LIVING room is a sight to behold, spacious and bathed in natural light. It features a living flame gas fire and a charming fireplace that adds a warm, homely feel to the space. The house also offers a practical well-equipped KITCHEN fitted with ample storage, worktops with a sink, a gas cooker, and washer. A door leads from the kitchen to the CONSERVATORY, connecting indoor and outdoor living seamlessly.

The BATHROOM fitted with a white suite, telephone-style taps, an electric shower over the bath, a handy towel cupboard, and LED lighting. Rest assured; it's a serene place to unwind after a long day.

One of the house's unique features is the rear conservatory extension, which provides spectacular garden views. The south-facing, fully enclosed rear garden is a low-maintenance haven with AstroTurf and paving, ideal for alfresco dining. The front garden offers off-road block paved parking, an essential for modern living.

This property is in a quiet, sought-after location with great local amenities, nearby parks, walking and cycling routes, and excellent public transport links. It also benefits from a fresh decoration, new flooring throughout with the exception of the smallest bedroom, an outhouse/store, and NO CHAIN involved. It's a house waiting to become a home for its new owners.

Tel: 0113 257 6198



## ENTRANCE HALL

## LIVING ROOM

13'1" x 11'3" (4.00 x 3.43)

## KITCHEN/DINER

14'2" x 7'3" (4.33 x 2.22)

## CONSERVATORY

9'10" x 7'8" (3.01 x 2.36)

## BEDROOM ONE

10'9" x 9'8" (3.29 x 2.96)

## BEDROOM TWO

9'8" x 9'6" (2.96 x 2.92)

## BEDROOM THREE

8'11" x 5'7" (2.74 x 1.72)

## BATHROOM

8'0" x 5'7" (2.46 x 1.72)



Road Map



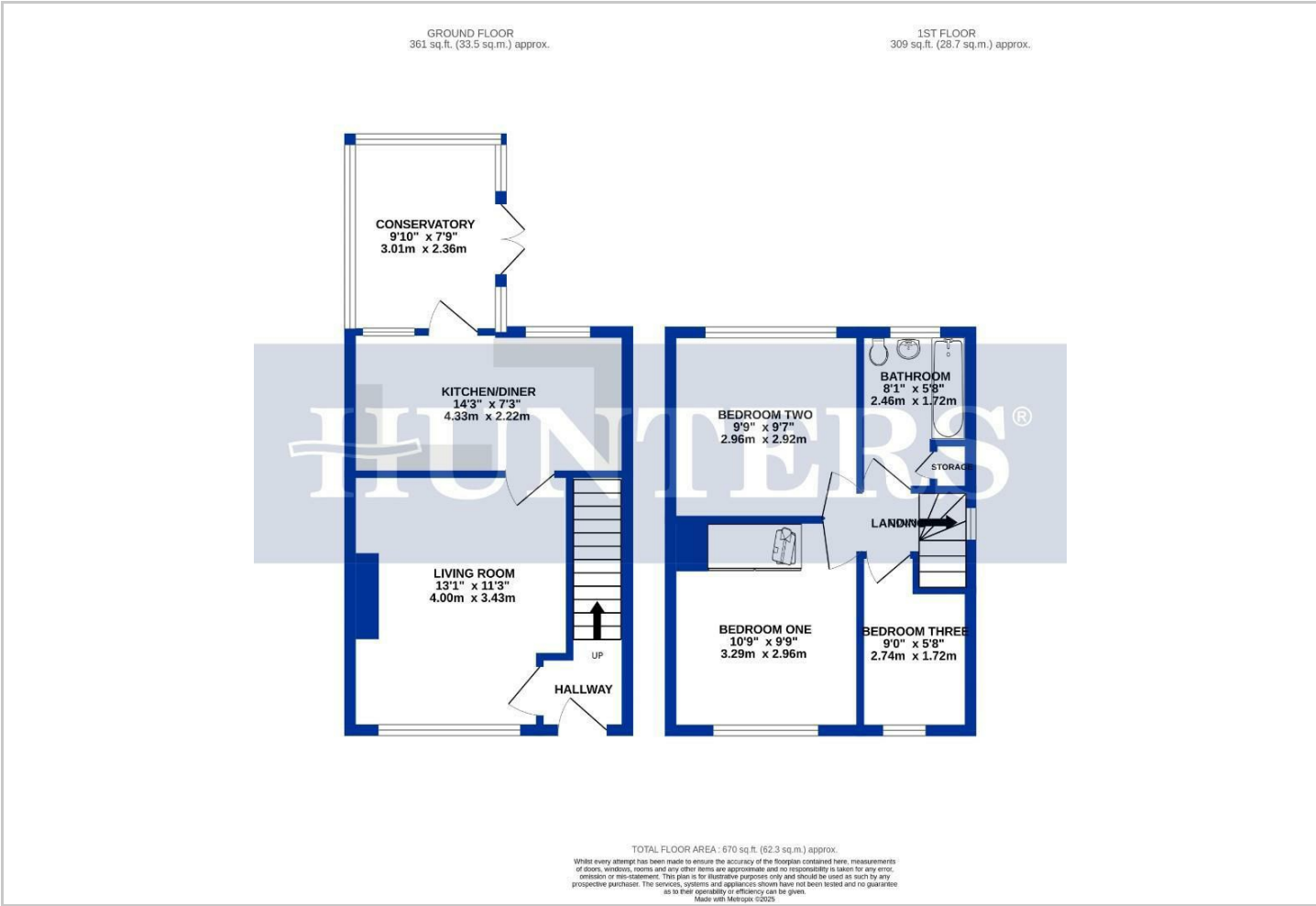
Hybrid Map



Terrain Map



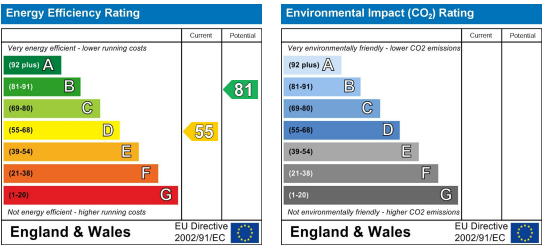
Floor Plan



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.