

# HUNTERS®

HERE TO GET *you* THERE



**Swinnow Crescent**  
Stanningley, Pudsey, LS28 6NZ

£199,950

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Council Tax: B



# 33 Swinnow Crescent

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£199,950



- Charming semi-detached home
- Delightful kitchen diner
- Beautiful low maintenance gardens
- Ample off-street parking
- Newly installed 2025 central heating and boiler
- Inviting reception room with log burner
- Nearby local amenities, schools and parks
- Detached garage with power housing white goods
- Ideal location for easy Leeds commute
- Perfect for first-time buyers and couples

Welcome to this **DELIGHTFUL SEMI-DETACHED** house, an ideal home for first-time buyers, couples and families alike. Listed for sale, this property features a tasteful blend of charm and modern practicality, with scope for personalisation to truly make it your own.

Step into a cosy **LIVING ROOM** softened by the warmth of a **LOG-BURNING STOVE**, set against a feature wooden mantelpiece and tasteful décor. Exposed brickwork adds to the house's character, with room aplenty to accommodate family and guests. Both the living room and main light in the kitchen even benefit from LightwaveRF smart lighting!

The house boasts of **TWO** double **BEDROOMS** and a single room that is currently used as a **HOME OFFICE**. The spacious main bedroom is positioned to the front and includes **FITTED WARDROBES** and a vanity desk. The second double bedroom, with plush carpets and large fitted wardrobes, offers an idyllic leafy **GARDEN OUTLOOK**. The room, currently used as a **HOME OFFICE**, is an ideal space for anyone requiring space for hybrid/home working. The space can also provide versatility as a potential nursery or young child's bedroom.

The inviting **KITCHEN** area incorporates a dedicated dining space and tasteful half-height panelling. A bonus is the convenient understairs pantry and garden access, offering an easy transition for alfresco dining on warm evenings.

A well-sized **BATHROOM** features and a bath with an overhead shower, heated towel rail, and bathroom storage. This space is fully functional and provides scope for further personalisation to your own vision.

Externally, the property doesn't disappoint with **BEAUTIFUL** low-maintenance gardens. Moreover, it comes with the bonus of a **DETACHED GARAGE** supplied with power, providing additional storage space for white goods. Plenty of **OFF-STREET PARKING** is available on the drive.

In terms of location, the property is top-notch, with **NEARBY** public transport links, schools, and a **EASY** commute to **LEEDS**. It's within walking distance to local shops and the beautiful Stanningley Park. This charming home offers plenty of potential for your personal stamp and a viewing is **HIGHLY** recommended to see what's on offer!

## ENTRANCE HALL

## LIVING ROOM

12'4" x 12'8" (3.77 x 3.87m)

## DINING KITCHEN

15'8" x 6'4" (4.78 x 1.95m)

## LANDING

## BATHROOM

5'6" x 5'6" (1.69 x 1.70m)

## BEDROOM ONE

9'7" x 11'0" (2.93 x 3.37m)

## BEDROOM TWO

9'7" x 8'3" (2.93 x 2.54m)

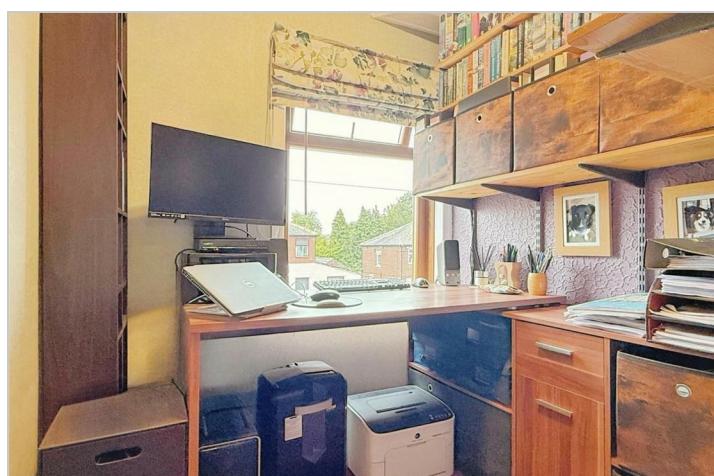
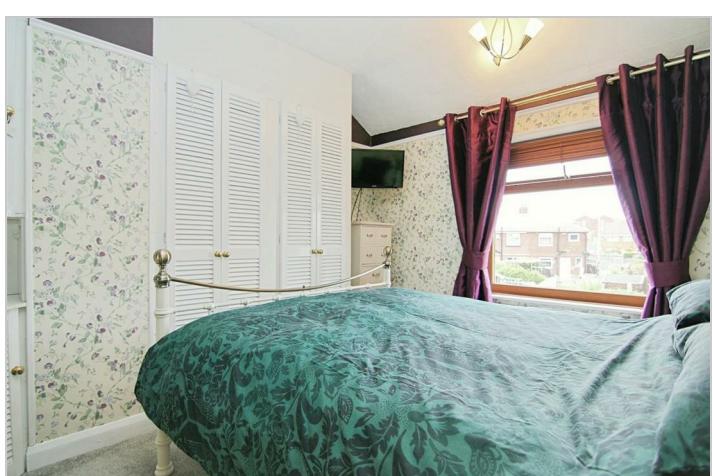
## HOME OFFICE

5'9" x 8'2" (1.76 x 2.49m)

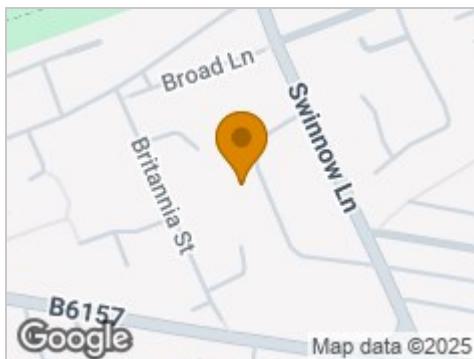
## GARDENS & DRIVE

## GARAGE

9'1" x 18'3" (2.79 x 5.58m)



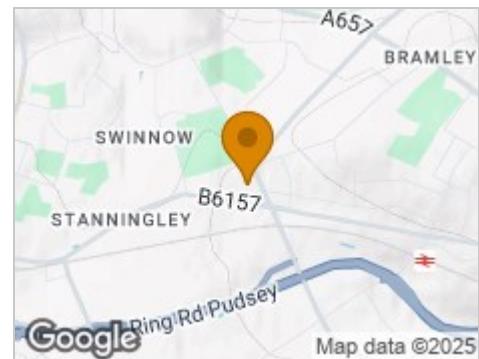
## Road Map



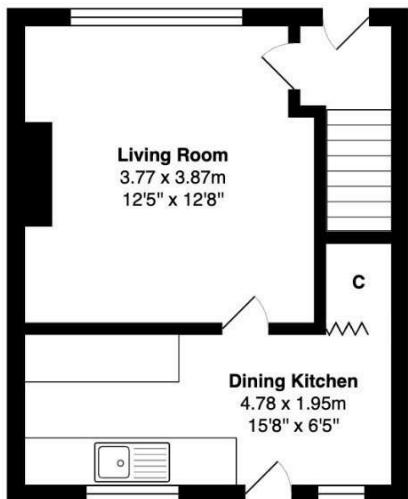
## Hybrid Map



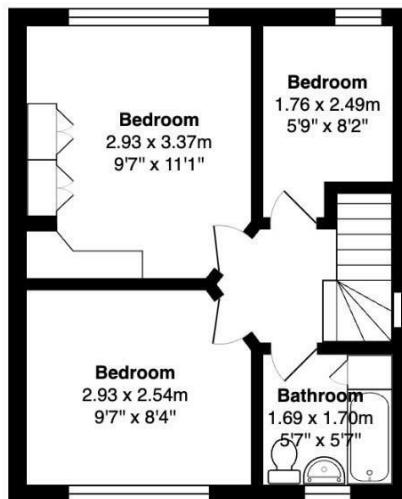
## Terrain Map



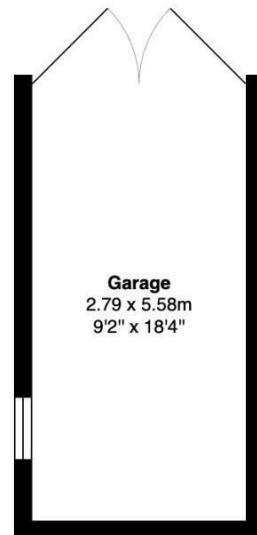
## Floor Plan



Ground Floor



First Floor



Garage  
2.79 x 5.58m  
9'2" x 18'4"

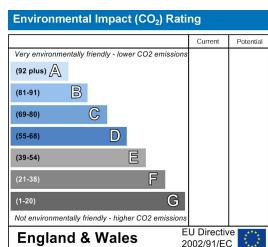
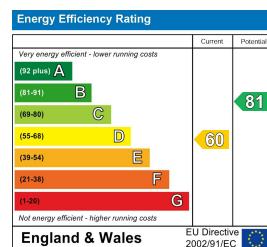
Total Area: 72.7 m<sup>2</sup> ... 783 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## 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.