

HUNTERS®

HERE TO GET *you* THERE

56 Swincar Avenue, Yeadon, Leeds, LS19 7PF

Price £249,950

Property Images



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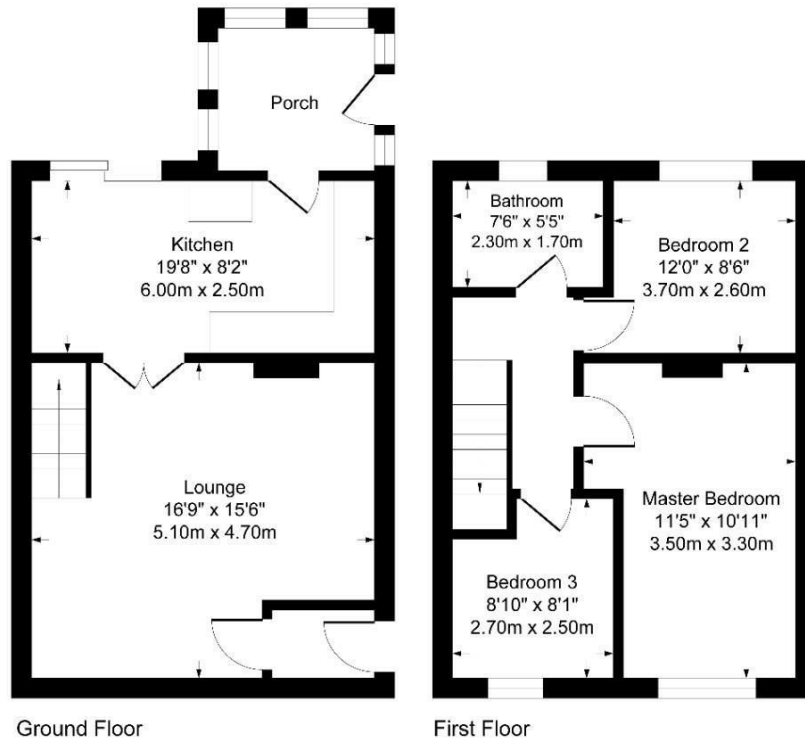


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Property Images

Approximate Gross Internal Area
860 sq ft - 80 sq m

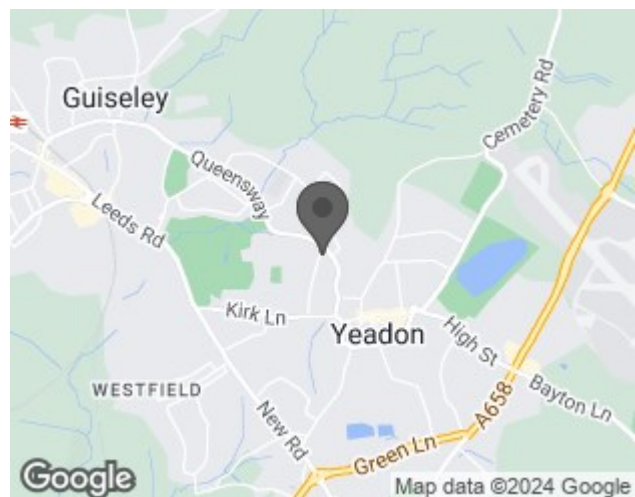


Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		74

Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

This charming semi-detached family home embodies the essence of comfortable living coupled with modern convenience. From its inviting rear porch to its thoughtfully extended living spaces, this residence offers a harmonious blend of functionality and style, making it an ideal choice for families and individuals alike.

As you step into the welcoming rear porch, you're immediately greeted by the promise of spacious interiors and inviting ambiance. The heart of the home lies within the modern fitted dining kitchen, where culinary endeavors seamlessly merge with family gatherings, creating cherished moments and lasting memories. The contemporary design and ample space ensure both practicality and aesthetic appeal.

Adjacent to the kitchen, the open-plan lounge provides a versatile setting for relaxation and entertainment. Its seamless connection with the entrance porch enhances the flow of the living space, allowing for effortless transitions and adaptable usage.

Ascending to the first floor, three well-proportioned bedrooms await, each offering comfortable accommodation for the entire family. Whether it's a peaceful retreat at the end of the day or a cozy haven for restful nights, these bedrooms cater to diverse needs and preferences.

Completing the first-floor layout is a conveniently located family bathroom, meticulously designed to harmonize functionality with style, offering a rejuvenating oasis for daily routines.

Outside, the property boasts practical amenities that enhance everyday living. A driveway to the front provides off-street parking for two cars, ensuring convenience for homeowners and guests alike. Meanwhile, the enclosed rear garden beckons with its promise of outdoor enjoyment, whether it's a safe playground for children or a tranquil setting for summer barbecues and gatherings.

Features

- IDEAL FAMILY HOME • CLOSE TO PARK AND HIGHLY REGARDED SCHOOLS • OFF-STREET PARKING FOR TWO CARS • SUPERBLY PRESENTED • REAR PORCH / SUN ROOM • DINING KITCHEN • ENCLOSED GARDEN TO REAR