

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Swinnow Gardens

Leeds, LS13 4PQ

Offers Over £220,000



Council Tax: B



# 66 Swinnow Gardens

Leeds, LS13 4PQ

Offers Over £220,000



- Three bed semi detached
- Spacious open-plan reception room
- Elegant wood floors downstairs
- Modern kitchen with island
- Two double bedrooms
- Versatile single bedroom or office
- Stylish bathroom with electric shower
- Generous garden with decking
- Long driveway and garage
- Chain free for easy purchase

Presenting this attractive three-bedroom semi-detached house, offered for sale in good condition and perfectly suited to first-time buyers or families, with potential to partial redecorate. Enjoying a prime location with convenient access to public transport links, reputable nearby schools, local amenities, and an excellent choice of walking and cycling routes, this property combines both comfort and practicality.

The spacious open-plan LIVING room features elegant wood floors and a charming fireplace, creating a welcoming atmosphere ideal for relaxing or entertaining. The stunning open-plan KITCHEN/DINER presents an impressive kitchen island with a Belfast sink, complemented by oak-type flooring, abundant natural light, and modern appliances including an electric oven, microwave, hob and extractor. Thoughtful design provides additional space for a washer, catering efficiently to all household needs.

The accommodation comprises two generous DOUBLE bedrooms and a versatile single bedroom, ideal as a cosy room or home office. The fresh white BATHROOM boasts a stylish white suite with an electric shower over the bath, vanity sink and toilet, for modern convenience.

Externally, a generous-sized garden awaits, offering both decking and grassed areas, with potential for further landscaping to create your own outdoor haven. The property also benefits from a long driveway, providing off-road parking, and a single GARAGE which offers useful garden storage.

This property is chain free, making for a smooth transition. Whilst some decoration is required, its desirable features and welcoming layout present a fantastic opportunity to add your own finishing touches and create a wonderful new home. Early viewing is highly recommended.

Pudsey Area, blends small-town charm with excellent city connections, sitting between Leeds and Bradford with quick road, bus, and rail links to both. The property market offers something for everyone, from modern apartments and cosy terraces to spacious family homes and characterful period properties. Green spaces are in abundance, with Pudsey Park, Fulneck Golf Club, and the nearby Tong Valley providing room to walk, relax, and enjoy the outdoors. The bustling town centre features independent shops, cafés, restaurants, and traditional pubs, alongside supermarkets and leisure facilities. Pudsey also has a thriving community spirit, showcased in its regular markets, local events, and well-regarded schools. Whether you're a commuter, a growing family, or someone who loves a vibrant town with a friendly, close-knit feel, Pudsey is a place that truly feels like home.

Tel: 0113 257 6198

## ENTRANCE HALL

## LIVING ROOM

26'7" x 11'9" (8.11 x 3.59)

## KITCHEN/DINER

11'3" x 7'6" (3.45 x 2.30)

## BEDROOM ONE

15'3" x 8'9" (4.66 x 2.67)

## BEDROOM TWO

11'3" x 8'9" (3.45 x 2.67)

## BEDROOM THREE

10'6" x 5'10" (3.21 x 1.79)

## BATHROOM

6'10" x 5'10" (2.10 x 1.79)

## GARAGE



## Road Map



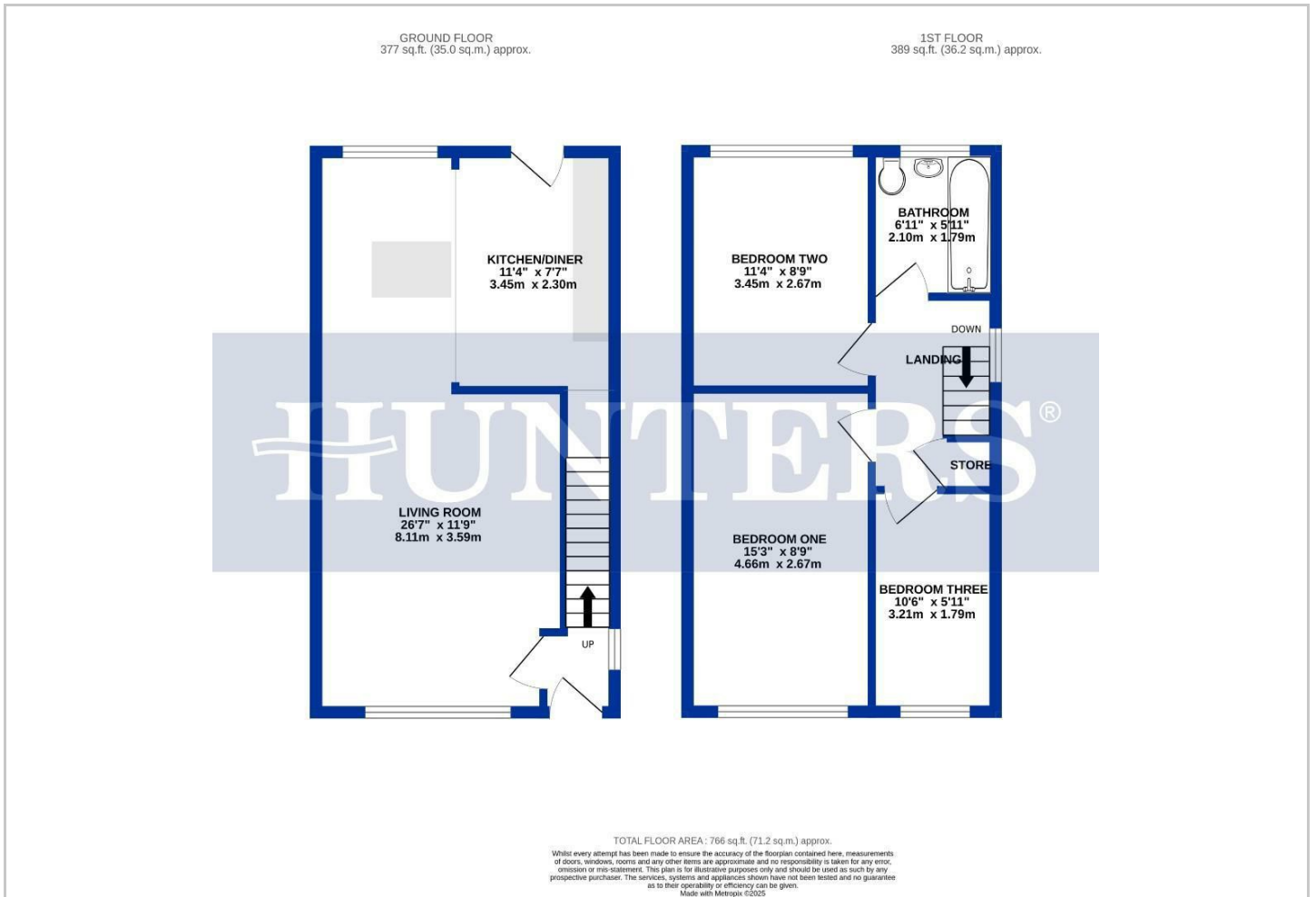
## Hybrid Map



## Terrain Map



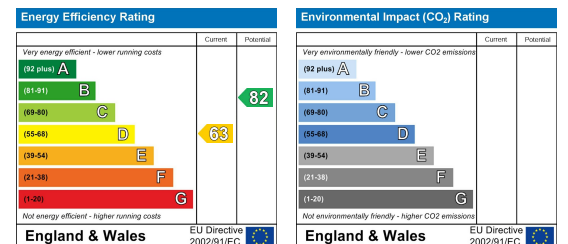
## Floor Plan



## 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.