

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Swinnow Close

Leeds, LS13 4NF

£116,500



Council Tax: B



# 76 Swinnow Close

Leeds, LS13 4NF

£116,500



- CHAIN FREE
- TWO BEDROOMS
- MOVE IN READY
- SOUGHT AFTER LOCATION
- ALLOCATED CAR PARKING SPACE
- INTERCOM SYSTEM
- OPEN PLAN LIVING
- SUPERB OPPORTUNITY TO PUT YOUR STAMP ON

Surrounded by attractive communal gardens and benefiting from allocated parking, this is a property that perfectly balances practicality, convenience, and potential.

Upon entering, you are welcomed into a spacious entrance hall with two useful storage cupboards, ideal for keeping everyday essentials neatly tucked away. The apartment has been thoughtfully designed to maximise both space and natural light, creating a bright and welcoming atmosphere throughout.

The generous living space is open-plan living and dining area, a fantastic space for relaxing, entertaining, or simply unwinding after a busy day. Natural light pours in through the French doors, which open onto a charming Juliet balcony, enhancing the airy feel of the room and creating an inviting space to enjoy throughout the year.

Flowing seamlessly from the living area is the modern kitchen, fitted with a good range of wall and base units, ample work surface space, contemporary tiled splashbacks, and an integrated oven. There is also plenty of room for additional appliances, making it a practical and functional space for everyday cooking and dining.

There are two bedrooms, both enjoying pleasant natural light. The principal bedroom offers comfortable double accommodation, while the second bedroom is a versatile room that could be utilised as a guest bedroom, nursery, dressing room, or home office to suit your lifestyle and changing needs.

The bathroom is well maintained and comprises a bath with shower over, wash basin, WC, heated towel rail, and extractor fan, providing everything required for modern living.

While the apartment is well presented throughout, one of its greatest strengths is the opportunity it offers buyers to create a home that reflects their own tastes and style. Whether you are looking to add cosmetic updates, introduce your own décor, or simply settle in and make gradual improvements over time, this property provides the perfect blank canvas.

Additional benefits include an intercom entry system, allocated parking space, visitor parking, and the advantage of being offered to the market with no onward chain, helping to make the buying process as straightforward as possible.

The location is another key selling point. Bramley continues to be one of West Leeds' most popular residential areas, offering excellent transport links into Leeds City Centre, convenient access to the ring road and motorway network, and a wealth of local amenities close by. Residents can enjoy nearby supermarkets, shops, cafés, leisure facilities, and schools, while outdoor enthusiasts will appreciate the abundance of green spaces including Bramley Park, Bramley Fall Woods, and the picturesque Leeds and Liverpool Canal towpaths.

Combining a sought-after location, spacious accommodation, excellent transport connections, and exciting potential to make it your own, this chain-free apartment represents a wonderful opportunity for a wide variety of buyers.

Early viewing is highly recommended to appreciate the space, potential, and lifestyle on offer. Book your viewing today – this could be the perfect place to call home.

Tel: 0113 257 6198

## KITCHEN

8'3" x 7'10" (2.52m x 2.39m)

## LIVING ROOM/DINER

17'7" x 14'5" (5.38m x 4.40m)

## BEDROOM ONE

10'11" x 10'4" (3.33m x 3.15m)

## BEDROOM TWO

10'4" x 6'8" (3.15m x 2.05m)

## BATHROOM

8'3" x 6'4" (2.52m x 1.94m)



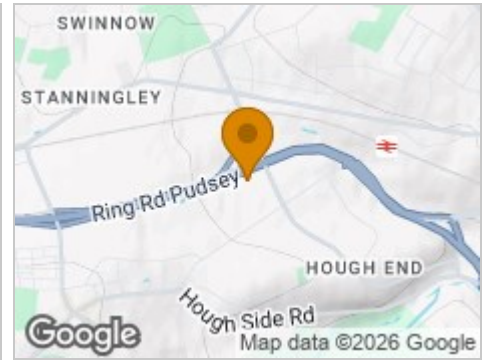
## Road Map



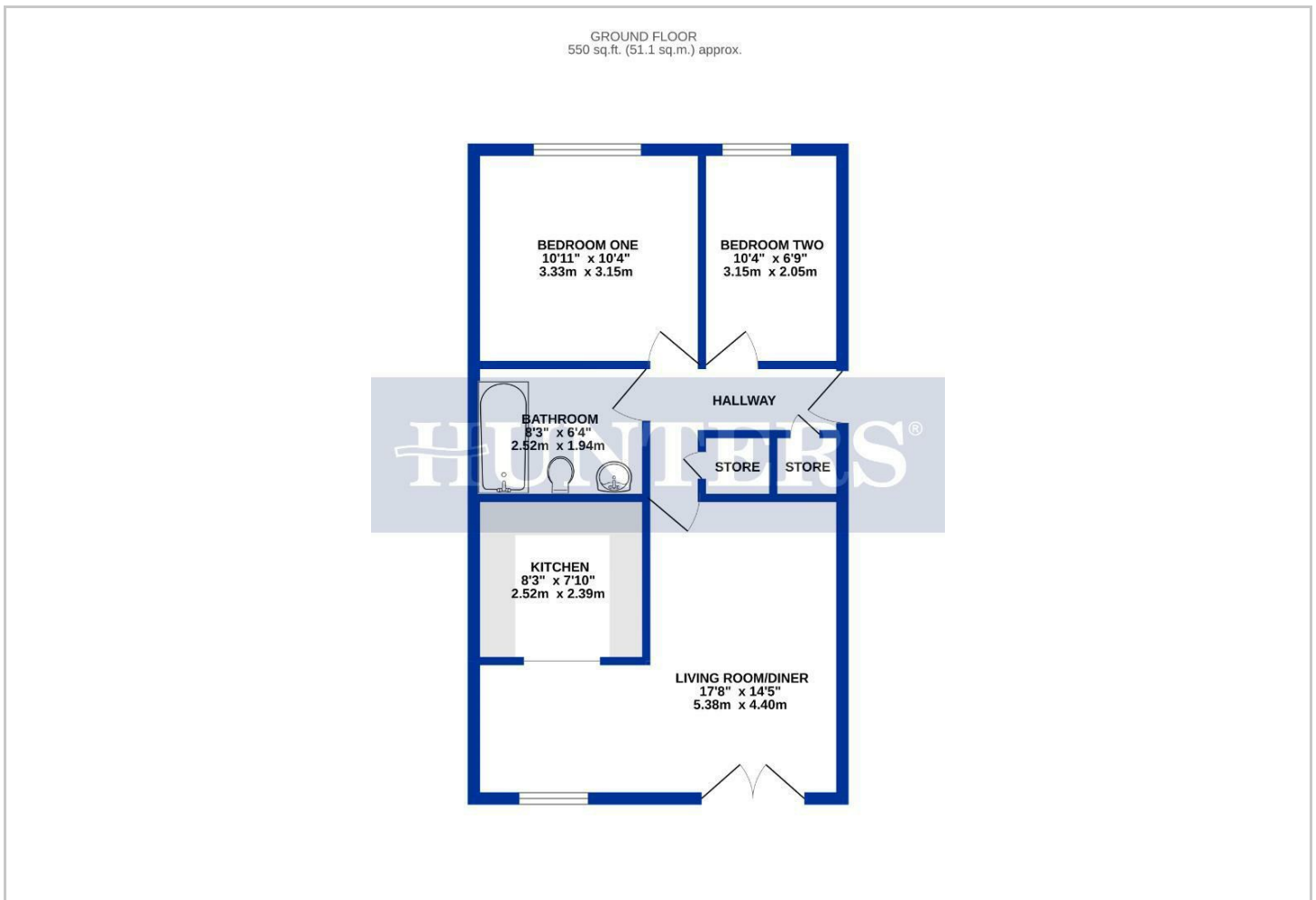
## Hybrid Map



## Terrain Map



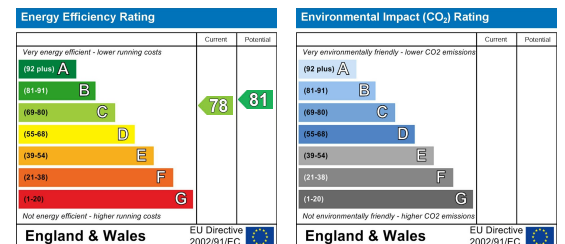
## Floor Plan



## 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.