

Mike  
**Dobson**



**74 Wakefield Road**  
Swillington, Leeds, LS26 8DJ

**£190,000**

# 74 Wakefield Road

Offered for sale with no onward chain nestled in the charming area of Swillington, Leeds, this lovely presented terraced house on Wakefield Road offers a wonderful opportunity for those seeking a new home. Boasting one reception room, three cosy bedrooms, and a well-equipped bathroom, this property provides a comfortable living space for you and your family.

One of the highlights of this home is the large rear garden, perfect for relaxing or entertaining guests. With low maintenance features, newly erected decked seating area, paved seating area, and pebble landscaping, this outdoor space is a tranquil retreat from the hustle and bustle of daily life. there is also the added advantage off road parking.

The fitted kitchen comes complete with essential appliances such as a fridge, cooker, and plumbing for a washing machine. Additionally, a convenient pantry houses the combination boiler, ensuring your comfort all year round. The property also benefits from a brand new roof fitted in December 2024.

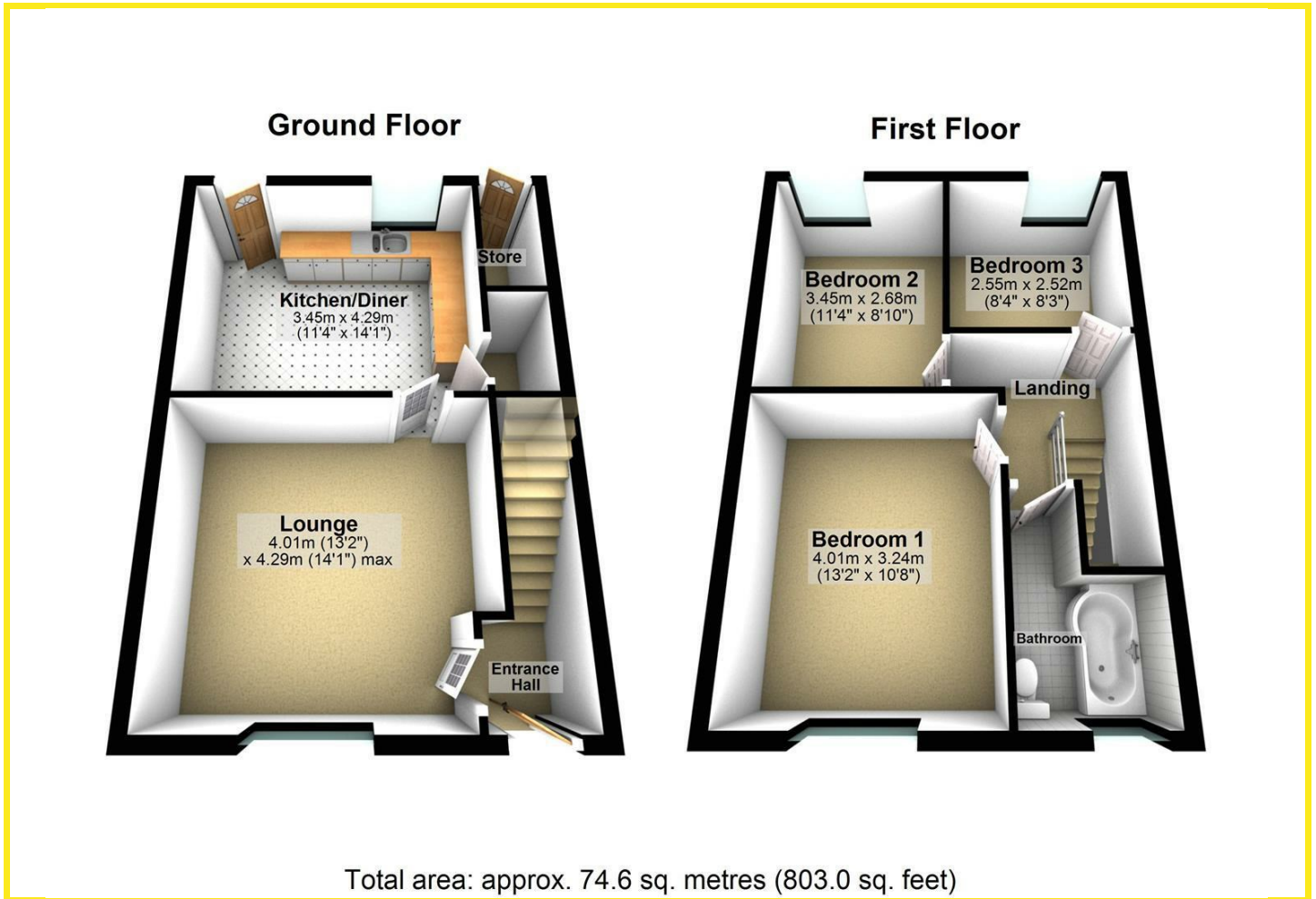
The main bedroom features fitted cupboards, offering ample storage space for your belongings and helping you stay organised. The newly fitted three-piece white bathroom suite with a electric shower provides a relaxing space to unwind after a long day. Loft fitted with loft ladder.

Don't miss out on the opportunity to transform this property into your dream home. With its great location and potential, this terraced house on Wakefield Road is just waiting for you to make it your own.





# Floor Plan



## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | 85        |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | 70                      |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

## Directions

From Garforth take the A642 towards Wakefield. On entering the village of Swillington proceed ahead on to Wakefield Road and the property can be found on the right hand side as indicated by the agents board.

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4 Main Street, Garforth, LS25 1EZ

Tel: 0113 2864276 Email: [headoffice@mdobson.co.uk](mailto:headoffice@mdobson.co.uk) <https://www.mdobson.co.uk>