

Mike

Dobson



25 Primrose Avenue

Swillington, Leeds, LS26 8UF

£175,000

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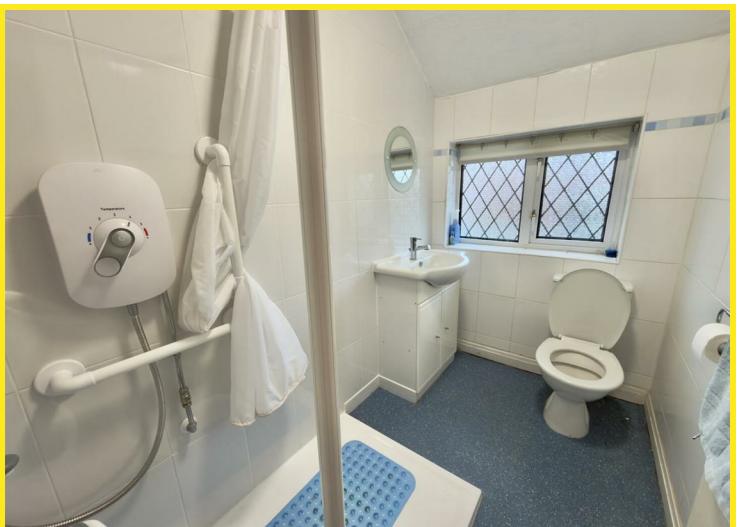
Being sold with no onward chain is a three bedroom mid terraced house located at the end of a cul-de-sac within the village of Swillington and within easy reach of all other local amenities.

The accommodation briefly comprises entrance hall, lounge, kitchen, separate W.C., pantry cupboard, first floor landing, bedroom one, bedroom two, bedroom three, and shower room/W.C.

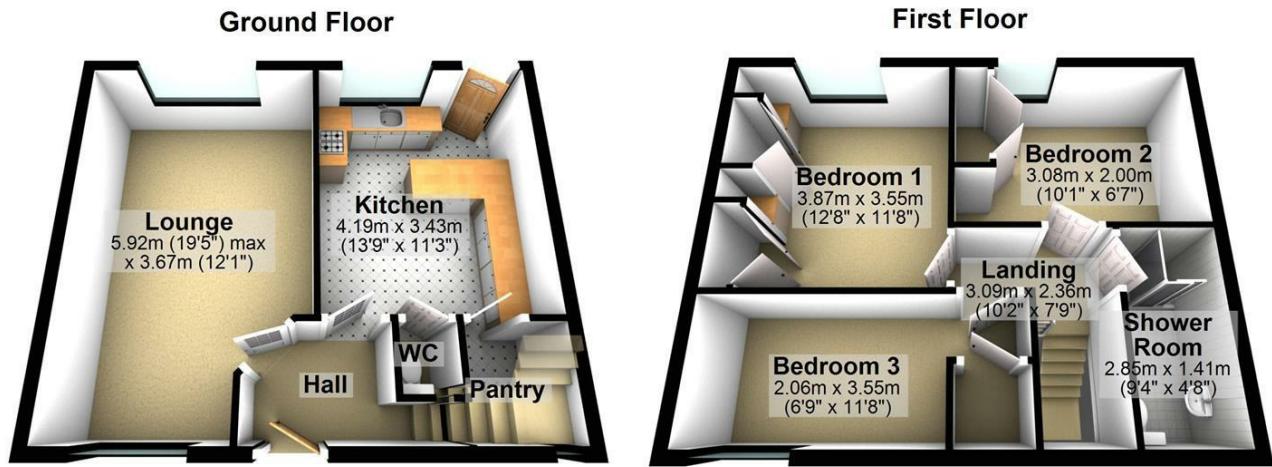
In addition the property has PVCu double glazed windows and entrance doors throughout, gas fired central heating with Baxi combination boiler located in the storage cupboard in bedroom three, fitted kitchen with breakfast bar and useful pantry cupboard ideal for a conversion into a utility room, fitted wardrobes to bedroom one, recessed wardrobes to bedroom two, storage cupboard to bedroom three, and fully tiled shower room being replaced in 2022.

Externally, to the front of the property is a low maintenance garden with a driveway providing off road parking for one vehicle. To the rear of the property is a fully enclosed larger than average garden which has a shaped lawn, paved patio seating area, and timber shed.





Floor Plan

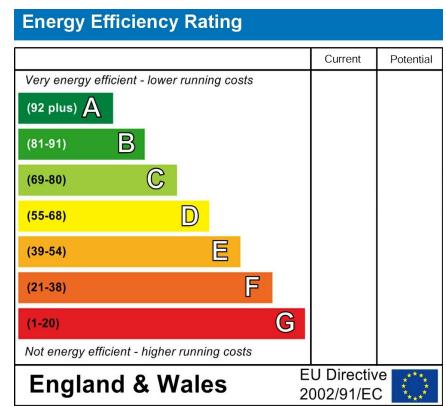


Total area: approx. 88.7 sq. metres (954.3 sq. feet)

Area Map



Energy Efficiency Graph



Directions

On entering the village of Swillington take your second turning left onto Astley Lane. Once on Astley Lane, take your second turning left onto Primrose Avenue where you can find the property on the right hand side of the road.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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