



**Swinnow Gardens, Leeds LS13 4PQ**

**welcome to**

**Swinnow Gardens, Leeds**

Spacious three-bedroom semi-detached home with driveway for three cars and EV charging point, featuring a modern kitchen and bathroom, walk-through lounge/diner, and a private low-maintenance garden. Ideally located close to the ring road, offering excellent access for commuting.



## Property Information

This spacious and well-presented three-bedroom semi-detached home offers modern move-in-ready accommodation in a highly convenient location close to the ring road—ideal for commuters and families alike. The property has been thoughtfully updated, featuring a recently fitted kitchen and bathroom, new windows and a serviced boiler.

Externally, the home benefits from a generous driveway providing parking for up to three vehicles, along with a fitted EV charging point. To the rear there is a private enclosed garden designed for low maintenance with patio and astro turf as well as gated side access.

Additional practical features include a boarded loft for storage, excellent provision throughout and well proportioned living space perfect for modern family life.

## Entrance Hall

Welcoming entrance with stylish laminate flooring.

## Lounge

A bright and spacious walk-through living and dining area, complete with useful understairs storage ideal for family living and entertaining.

## Kitchen Diner

Modern fitted kitchen (installed approx. 3 years ago), featuring integrated dishwasher, gas hob with extractor fan, plumbing for washing machine, ample storage and worktop space.

## Landing

With access to bedrooms and bathroom.

## Loft

Part-boarded for additional storage.

## Bedroom One

Generous double bedroom to the front, carpeted.

## Bedroom Two

Good-sized bedroom to the rear, carpeted.

## Bedroom Three

Well-proportioned bedroom to the front, carpeted.

## Bathroom

Contemporary family bathroom with modern three piece suite, shower over bath, heated towel rail.

## External

Driveway for up to 3 cars, EV charging point installed, private, enclosed rear garden, low-maintenance patio and astro turf, secure gated side access.



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welcome to

## Swinnow Gardens, Leeds

- Driveway for 3 cars
- EV Charging point
- Modern interiors
- Excellent location
- New windows throughout

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

# £260,000



Please note the marker reflects the  
postcode not the actual property

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