



Swinnow Lane, Leeds LS13 4HP

welcome to

Swinnow Lane, Leeds

An EXTENDED and DECEPTIVELY SPACIOUS semi detached residence, boasting generous garden to the rear, plus DRIVE and GARAGE, this is a must see. This 3 bedroom modern accommodation that includes TWO RECEPTION ROOMS, THREE DOUBLE BEDROOMS, plus EN SUITE and DINING KITCHEN.



Property Information

This extended semi-detached home offers spacious and versatile living, ideal for modern family life. Situated in a sought-after location, the property features three well-proportioned bedrooms, including a master with ensuite, and benefits from a two-storey side extension that adds valuable extra space. The home is well-presented throughout, with modern upgrades including improved windows (2021) that contribute to comfort and efficiency. Outside, enjoy a beautiful rear garden with both patio and lawned areas—perfect for relaxing or entertaining guests. A garage with electrics and a driveway provide ample off-street parking, making this a practical and appealing choice for families seeking space, convenience, and a great location.

Entrance Hall

12' 5" max x 5' 5" max (3.78m max x 1.65m max)
The entrance hall features laminate flooring, a radiator, and stairs leading to the first floor.

Lounge

11' 2" max x 11' max (3.40m max x 3.35m max)
The lounge benefits from a double glazed window to the rear, a radiator, and laminate flooring.

Living Room

15' max x 11' 3" max (4.57m max x 3.43m max)
The living room features laminate flooring, a double glazed window to the front, a radiator, and a gas fire that was installed approximately three years ago.

Kitchen

14' 6" max x 10' 2" max (4.42m max x 3.10m max)
The kitchen is well-equipped with wall and base units featuring under-cabinet lighting, tiled flooring, a stainless steel sink, a double glazed window to both the front and rear, an integrated electric double oven and gas hob, radiator, integrated fridge, freezer, washing machine and dishwasher.

Landing

The landing is carpeted and includes a double glazed

window to the side, with stairs leading down to the ground floor.

Bedroom One

12' 3" max x 11' 3" max (3.73m max x 3.43m max)
Bedroom One includes a fitted wardrobe, a double glazed window to the front, carpeted flooring, a radiator, and spotlights.

Ensuite

6' 7" max x 5' 4" max (2.01m max x 1.63m max)
The ensuite includes laminate flooring, a wash basin, WC, shower with tiled walls, heated towel rail, and a double glazed window to the front.

Bedroom Two

11' 3" max x 11' max (3.43m max x 3.35m max)
Bedroom Two features carpeted flooring, a double glazed window to the rear, a radiator, and a fitted wardrobe.

Bedroom Three

10' 2" max x 7' 9" max (3.10m max x 2.36m max)
Bedroom Three offers carpeted flooring, a double glazed window to the front, a radiator, and a fitted wardrobe.

Bathroom

7' 5" max x 5' 5" max (2.26m max x 1.65m max)
The bathroom features tiled flooring and walls, a double glazed window to the rear, an electric shower, bath, wash basin, WC, and a heated towel rail.

Rear Porch

8' 1" max x 3' 2" max (2.46m max x 0.97m max)
The rear porch features tiled flooring, double glazed windows all around, an electrical socket, and a side door providing access to the rear garden.

Rear Garden

The rear garden offers a patio area at the top with stairs leading down to a lower lawned section, surrounded by plants and flowerbeds. A path runs down to a shed, with hedged, walled, and fenced borders providing privacy and character.

Garage

The garage is fitted with electrics, including a separate fuse box, and features a rear door.



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welcome to

Swinnow Lane, Leeds

- Three Bedrooms
- Garage & Driveway
- Two storey extension
- Ensuite
- Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

£300,000



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