



Swarcliffe Avenue, Leeds LS14 5NH



welcome to

Swarcliffe Avenue, Leeds

William H Brown welcomes to the market this two-bedroom semi-detached house featuring off-street parking, a private rear garden, and a modern kitchen/diner, ideal for first-time buyers or small families. Viewings are highly recommended to appreciate this property, call us now on 0113 260 0945.



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This beautifully presented two-bedroom semi-detached house offers a perfect combination of modern living and comfort. The ground floor boasts a spacious lounge, a contemporary kitchen/diner with integrated appliances, and patio doors leading to a private rear garden, ideal for outdoor relaxation. A convenient downstairs WC adds practicality. Upstairs, two well-proportioned bedrooms provide comfortable living space, complemented by a modern family bathroom. The property benefits from off-street parking and is situated in a desirable residential area, close to local amenities, schools, and transport links.

Situated in Leeds East LS14 enjoys a range of local amenities with convenient transport links at the A58 Wetherby Road, A64 York Road, Leeds Outer Ring Road and the A1/M1 link road. Neighbouring Crossgates and Oakwood offer additional amenities.

Ground Floor

Lounge

9' 7" MAX x 15' 4" MAX (2.92m MAX x 4.67m MAX)

Kitchen/Diner

8' 3" MAX x 12' 1" MAX (2.51m MAX x 3.68m MAX)

Guest W/C

First Floor

Bedroom One

13' 1" MAX x 9' 5" MAX (3.99m MAX x 2.87m MAX)

Bedroom Two

13' 1" MAX x 9' 5" MAX (3.99m MAX x 2.87m MAX)

Bathroom



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welcome to Swarcliffe Avenue, Leeds

- ****GUIDE PRICE £160,000 - £170,000****
- Semi-detached home
- Two-bedroom
- Modern kitchen/diner with patio doors
- Family bathroom and additional downstairs WC

Tenure: Freehold EPC Rating: C
Council Tax Band: A

guide price
£160,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT110644 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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