



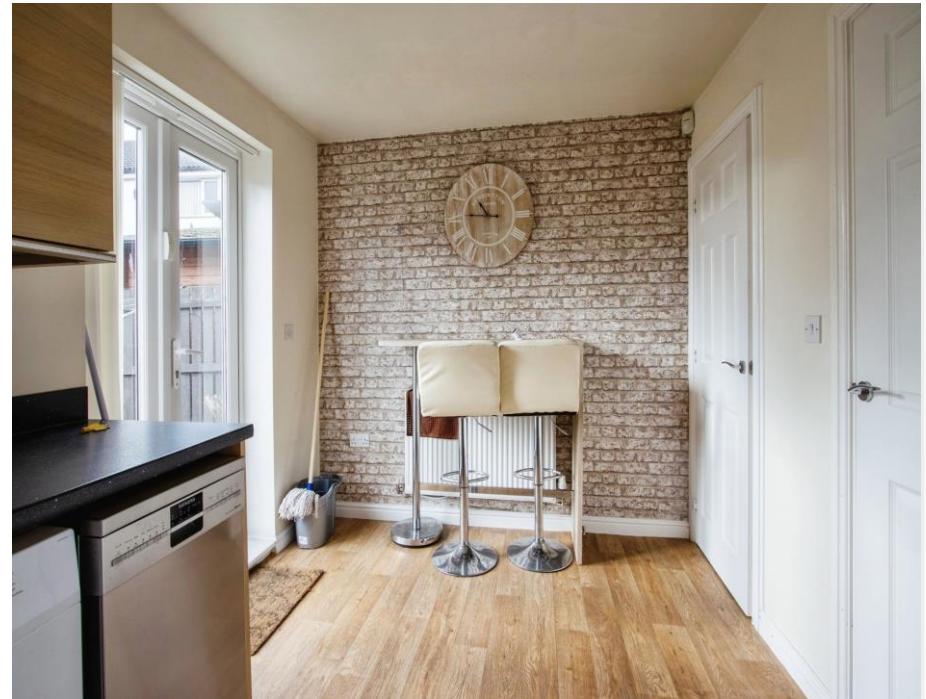
**Swarcliffe Avenue, Leeds LS14 5NH**



**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.



William H Brown welcomes to the market this modern 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.

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**



***view this property online*** [williamhbrown.co.uk/Property/CGT110644](http://williamhbrown.co.uk/Property/CGT110644)



welcome to

## Swarcliffe Avenue, Leeds

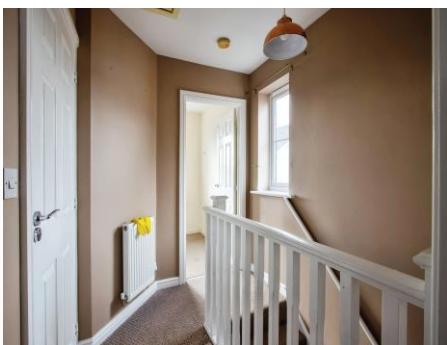
- \*\*GUIDE PRICE £160,000 - £170,000\*\*
- Semi-detached home
- Two-bedroom
- Modern kitchen/diner with patio doors
- Family bathroom and additional downstairs WC

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

**£160,000**



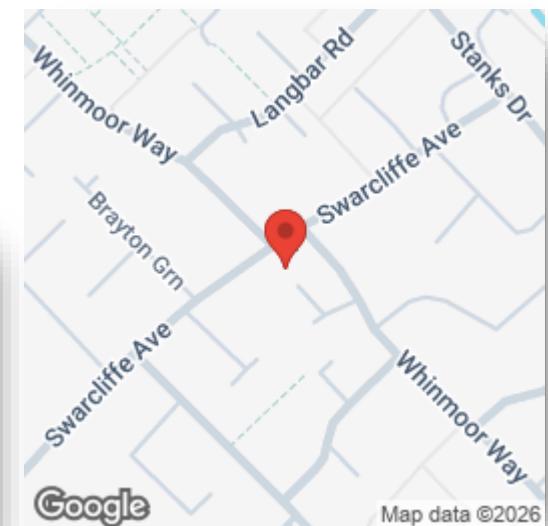
view this property online [williamhbrown.co.uk/Property/CGT110644](http://williamhbrown.co.uk/Property/CGT110644)



Property Ref:

CGT110644 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Please note the marker reflects the postcode not the actual property



**0113 260 0945**



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West Yorkshire, LS15 8DT



**williamhbrown.co.uk**