



21 Swallow Crescent Leeds



3 Bedroom House - Mid Terrace £160,000

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21 Swallow Crescent, Wortley, Leeds, West Yorkshire, LS12 4RB

GROUND FLOOR:

Living Room:

13'05" x 13'09"



Access via a part glazed front entrance door, double glazed window, central heating radiator, ample space for a range of living room furniture, fire place & hearth, stairs rising to the first floor

Fitted Kitchen:

11'11" x 6'10"



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas hob with an extractor hood above, built under oven / grill, inset sink & drainer, ample space for a fridge / freezer, plumbing for an automatic washing machine

FIRST FLOOR:

Landing:

Access to the first floor accommodation, stairs rising to the second floor, central heating radiator

Bedroom One:

13'08" x 13'09"



Double glazed window, central heating radiator, a range of fitted wardrobes, ample space for a range of bedroom furniture

Bathroom / WC:

6'10" x 6'00"



Double glazed window, a white suite comprising of a panelled bath with a plumbed shower above, low flush WC, wash basin set into a vanity unit, ladder style central heating radiator

SECOND FLOOR:

Bedroom Two:

13'09" x 13'04"



Double glazed window, central heating radiator, television point

Bedroom Three:

6'09" x 7'07"



Velux window, central heating radiator, a good sized single bedroom

TO THE OUTSIDE:



Garden:



There is a paved garden to the front which contains a useful shed with ample space for storage

EPC Link:

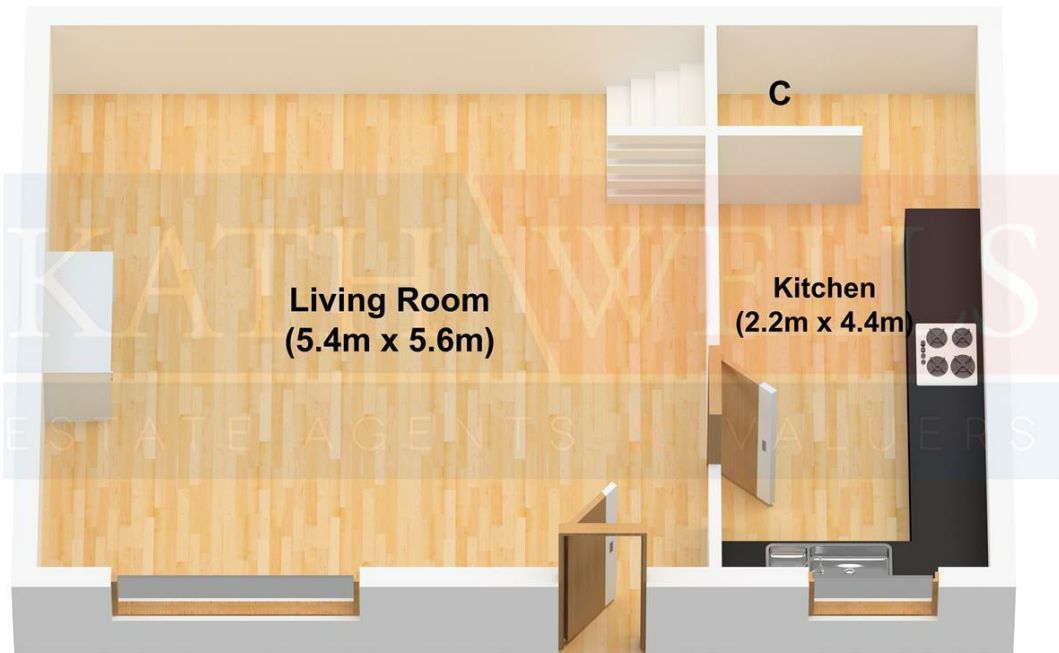
<https://find-energy-certificate.service.gov.uk/energy-certificate/0942-0207-4806-0820-2500>

Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Ground Floor



First Floor

Second Floor

