

Asking Price £250,000
Springwell Avenue, Swillington



 **3**
Bedrooms

 **1**
Bathroom

Tenure :
Freehold

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This semi-detached property in Swillington offers three bedrooms, a dual aspect living room, and a modern kitchen. It features a conservatory, a well-maintained garden, and ample parking space. Ideal for families, the home is situated in a convenient location with access to local amenities.

Located in Swillington, Leeds, this three-bedroom semi-detached house on Springwell Avenue offers a comfortable living space with practical features. The property includes one bathroom and a dual aspect living room, providing a bright and airy atmosphere. The modern kitchen is equipped with essential appliances, offering a functional space for cooking and dining.

The living room is spacious, with ample natural light streaming through the windows, creating a welcoming environment for relaxation and entertainment. Adjacent to the living room is a conservatory, which serves as a versatile space for various activities, whether as a playroom, office, or additional seating area.

The bedrooms are well-proportioned, providing sufficient space for furniture and storage. The bathroom is fitted with a bath, shower, and essential amenities, ensuring convenience for the household.

Outside, the property boasts a well-maintained garden, perfect for outdoor activities and leisure. The garden is complemented by a paved area, ideal for outdoor seating or barbecues.

Swillington is a well-connected area with access to local shops, schools, and public transport, making it a convenient location for families and commuters. The property is also within reach of Leeds city centre, offering a wider range of amenities and services.

Living Room *5.61m x 4.98m (18' 5" x 16' 4")*

Generously proportioned dual-aspect living space with plenty of space for dining table if required, Two double glazed windows and centrally heated radiator.

Kitchen *5.61m x 2.07m (18' 5" x 6' 9")*

Fitted kitchen with a range of wall and base units and integrated appliances consisting of gas range-style cooker, fridge freezer, dishwasher and sink with mixer tap. Double glazed window and door.

Conservatory *3.35m x 2.54m (11' x 8' 4")*

"proper" conservatory with central heating and spotlighting to ceiling.

Bedroom 1 *4.19m x 2.81m (13' 9" x 9' 3")*

Double bedroom with double glazed window and centrally heated radiator.

Bedroom 2 *4.20m x 2.73m (13' 9" x 8' 11")*

Double bedroom with double glazed window and centrally heated radiator.

Bedroom 3 *3.84m x 2.15m (12' 7" x 7' 1")*

Single bedroom with double glazed window and centrally heated radiator.

Bathroom *3.06m x 1.65m (10' x 5' 5")*

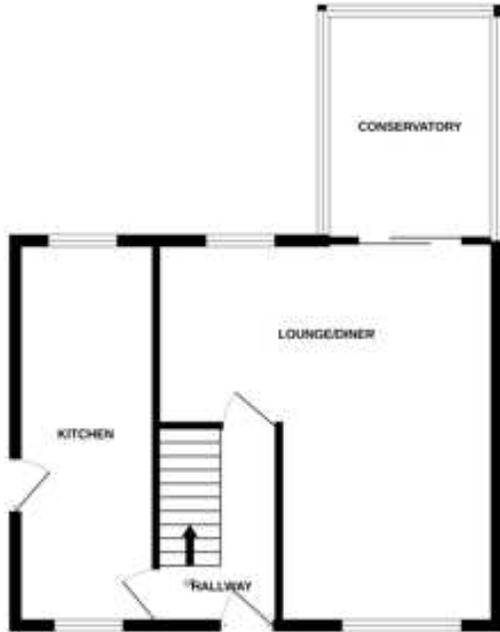
Family bathroom with four piece suite comprising of shower, bath, WC and hand basin.



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GROUND FLOOR
519 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 947 sq.ft. (88.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of flats, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 3.0.0.0

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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