



## 21 Swallow Crescent Leeds



### 3 Bedroom House - Mid Terrace £155,000

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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:

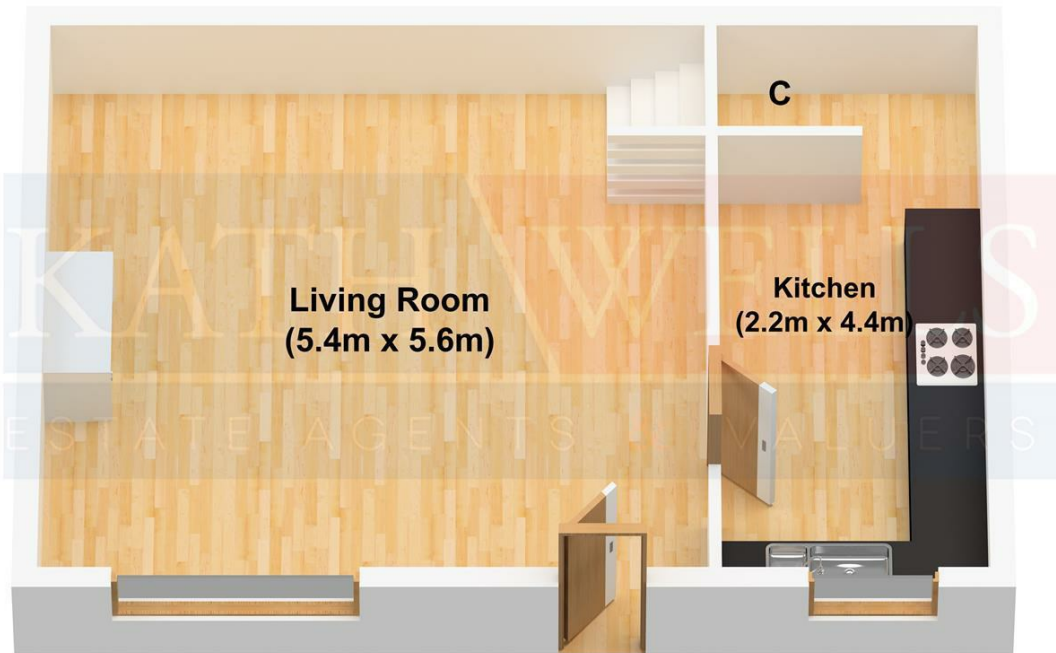
<https://find-energy-certificate.service.gov.uk/energy-certificate/0942-0207-4806-0820-2500>

### 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) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

# Ground Floor



## First Floor

## Second Floor

