

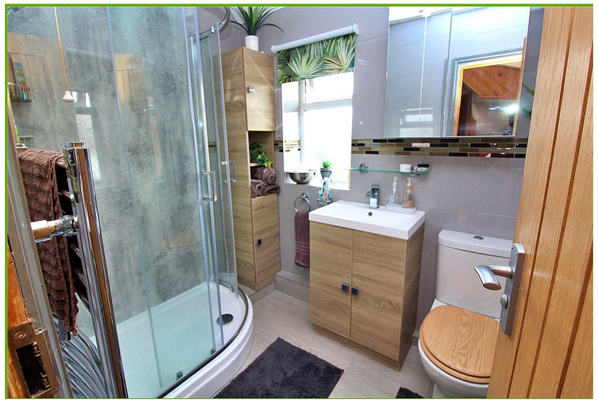














Swarcliffe Drive, Leeds, West Yorkshire, LS14

Asking Price: £225,000

Tenure: Freehold

YOUR MOVE
James Barrett

your-move.co.uk

The Property Ombudsman

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Council Tax Band: B
EPC Rating: C
Local Authority: Leeds City Council

Other important information which you will need to know about this property can be found at your-move.co.uk

An excellent brick built semi detached property which is well appointed throughout and is located within this popular area, ideal for local amenities and schools. The property has double glazed windows, a gas central heating system, 3 bedrooms, loft, driveway, garage and an enclosed rear garden. Viewing is highly recommended.

Entrance Porch
Front entrance door.

Entrance Hall
Radiator, staircase to the first floor.

Living Room
12' (3.66) max x 24'1" (7.35) into bay
A lovely, good sized room with a double glazed bay window to the front, two radiators and double glazed patio doors leading out to the rear patio and garden beyond.

Kitchen
9'1" x 13'7" (2.77m x 4.14m)
Range of base and wall cupboards, breakfast bar, electric hob, double oven, extractor canopy, washer plumbing, inset sink unit, side entrance door, double glazed window to the rear.

Landing
Radiator, double glazed window to the side.

Bedroom 1
8'6" (2.60) to robes x 12'8" (3.86)
Fitted wardrobes to one wall. Radiator, double glazed window to the front.

Bedroom 2
12'1" x 9'3" (3.68m x 2.82m)
Radiator, double glazed window to the rear.

Bedroom 3
9'2" max x 7'10" (2.8m max x 2.4m)
Staircase giving access to the loft. Fitted wardrobes, radiator, double glazed window to the front.

Shower Room
7'4" x 5'7" (2.24m x 1.7m)
Corner shower cubicle, wc, vanity wash basin, heated towel rail, double glazed windows to the rear and side.

Loft
Radiator, 2 Velux windows, eaves storage

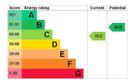
Garage

Gardens
Garden area to the front, driveway to the side. Lovely enclosed rear garden which enjoys a southerly aspect and includes a lawn and patio.

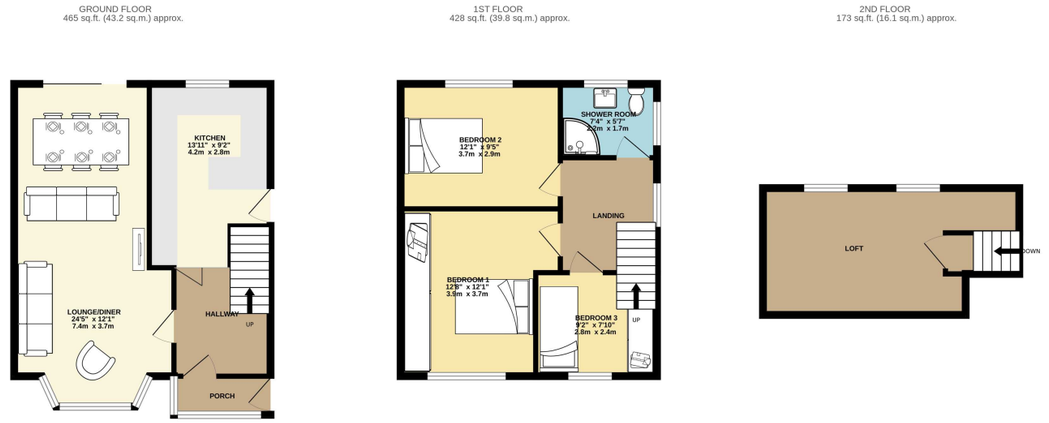
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All measurements are approximate and have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause: measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



TOTAL FLOOR AREA : 1067 sq.ft. (99.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 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.
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