



Swarcliffe Avenue, Leeds LS14 5LF

welcome to

Swarcliffe Avenue, Leeds

LOOKING for your PERFECT PROPERTY? At a Guide Price of £210,000 - £220,000, this could be the one you've been searching for! With TWO DOUBLE BEDROOMS and an IMPRESSIVE EXTENDED KITCHEN, this home is ideal for the first time buyer and includes OFF STREET PARKING!



Entrance Hall

Having the entrance door to the front aspect, stairs to the first floor landing, gas central heating radiator, a cupboard housing the washing machine with space for a dryer, and tiling to the floor.

W.C.

Equipped with a w.c, wash hand basin, and a frosted window.

Living Room

With a double glazed window to the front aspect, a feature fire place with a gas fire, surround and hearth, plus two gas central heating radiators.

Dining Kitchen

an extended dining kitchen comprising of a ranger of both wall and base unites with work surfaces over. Includes an inset sink with drainer, a range style double electric oven with a five ring gas hob, matching splash back and a cooker hood over. Also includes an integrated microwave and dishwasher, and includes the American style fridge freezer. Two gas central heating radiators, four skylight windows, a double glazed window to the rear and French doors leading out to the rear.

First Floor Landing

With stairs rising from the ground floor and having a double glazed windows to the side aspect, a useful storage cupboard, and a gas central heating radiator.

Bedroom One

With tow double glazed windows to the front aspect, built in wardrobes, a built in cupboard housing the gas central heating boiler, and a gas central heating radiator.

Bedroom Two

With a double glazed window to the rear, fitted wardrobe, and a gas central heating radiator.

House Bathroom

Consisting of a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and the w.c. Also includes tiling to the floor and tiling to the walls, a heated towel rail, and a double glazed window.

Exterior

Externally the property has a driveway to the front, double gated access, and a wall boundary with railings.

To the rear is a further garden space with paving, a patio seating area, a lawn, and some mature plants and shrubbery.



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Swarcliffe Avenue, Leeds

- Guide Price £210,000 - £220,000
- Extended Semi Detached Home
- Two Double Bedrooms
- Generous & Modern Dining Kitchen
- Well Presented Throughout

Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£210,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT112149 - 0005

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