



## 4 Swallow Avenue

Wortley, Leeds, LS12 4RD

**Offers In Excess Of £100,000 Freehold**







Available with no upper chain, this mid-terrace, back to back property presents an excellent opportunity for those seeking a project with great potential. This red brick double-fronted home is situated on a popular residential cul-de-sac and currently provides one bedroom accommodation with high ceilings throughout and a garden. Notably, subject to obtaining any necessary planning permissions, there is potential to add a second bedroom to the attic, as seen in other properties along the street, or additional accommodation within the cellar which has historically had its own external entrance.

### Location

Swallow Avenue is a cul-de-sac accessed via Silvery Royd Hill in Wortley. This is an excellent residential location, popular with families due to good local schools and commuter routes into Leeds City Centre via both the A647 and the B6154. The motorway network can be accessed easily via the M621 and the nearby Armley Gyratory. Bramley Railway Station is nearby, with Leeds being only one stop/approx. 10 minutes away. There are many local shops and amenities, with further amenities and major retail stores available at the White Rose Shopping Centre just along the Ring Road.

### Accommodation

A timber door leads directly into a spacious lounge with a corner fitted cupboard and a gas fire positioned on a tiled hearth with surround. A folding door gives access into the kitchen with a good range of base, wall and drawer units. Contrasting work surfaces have tiled splashbacks and incorporate a stainless steel sink with drainer. There is space for a freestanding cooker.

Accessed from the kitchen via an enclosed stone staircase, the cellar houses the gas, water and electric meters. Originally the property benefitted from an external entrance from the cellar to the front garden, however this has been infilled.

An enclosed staircase leads from the lounge to the first floor landing which has a loft access hatch. The generous double bedroom enjoys the central window to the front elevation, and an overhead double fitted cupboard with hanging rail beneath to one alcove. The adjacent house bathroom is spacious and currently features a white suite comprising of bath, WC and wash hand basin with tiled splashbacks.

Externally at the front of the property there is an enclosed garden with a small lawn. Steps which lead down to the former cellar access.



Council tax band: A  
EPC rating: D  
Ground rent: N/A  
Service charge: N/A

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