



Middle Row | Swillington Common | LS15 4LD

£185,000

Two Bedroom Cottage | Council Tax Band B | EPC Rating D

Emsleys | estate agents

* TWO BEDROOM COTTAGE * END TERRACE * IMMACULATELY PRESENTED * CAST IRON WOOD BURNING STOVE * BREAKFAST KITCHEN * ENCLOSED GARDEN * ON STREET PARKING *

Presenting this immaculately presented cottage style end of terrace house for sale, boasting unique character and tastefully decorated interiors. The property is nestled in a location convenient for public transport and motorway links, offering the perfect blend of comfortable living and convenience.

Upon entering the property, you are welcomed by a charming lounge. The lounge features a stunning garden view, with direct access and is further enhanced by a tiled floor, adding a touch of elegance and durability. The centerpiece of the room is a beautiful cast iron wood burning stove, adding a warm and cosy ambiance to the space. The house also offers a well-equipped kitchen, complete with a fixed breakfast bar, providing ample space for breakfast. The property comprises of two bedrooms, the master being a double room that benefits from built-in wardrobes, offering plenty of storage space. The second bedroom is a single room, perfect for use as a guest room. The modern bathroom of the property is designed with practicality in mind, featuring a shower over the bath for the best of both worlds.

Beyond the interiors, the property also features a splendid garden with a sunny aspect, providing an excellent outdoor space for relaxation and entertaining. The communal on street parking, to the rear of the property, adds an extra convenience to this lovely home. This residence offers a perfect balance of style, charm and convenience. Don't miss this opportunity to own a home that's truly special.

Lounge 3.73m x 4.14m max (12'3" x 13'7" max)

Double-glazed window to front, cast iron wood burning stove with decorative wooden mantel, tiled flooring, dado rail, built-in under-stairs storage cupboard, stairs to first floor landing, Composite front door to garden.

Kitchen/Breakfast Room 2.69m x 4.11m (8'10" x 13'6")

Fitted with a range of base and eye level units with wooden worktop space over and drawers, matching breakfast bar, sink unit with single drainer and mixer tap with tiled

splash backs, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, gas point for cooker, double-glazed window to front, feature brick chimney breast, recessed spot lights, and entrance door.

Landing

Wooden flooring, access to loft space, door to:

Bedroom 1 3.76m x 3.20m to robes (12'4" x 10'6" to robes)

Double-glazed window to front, radiator, wooden effect laminate flooring, double door to built-in wardrobes.

Bedroom 2 2.67m x 2.16m (8'9" x 7'1")

Double-glazed window to rear, radiator.

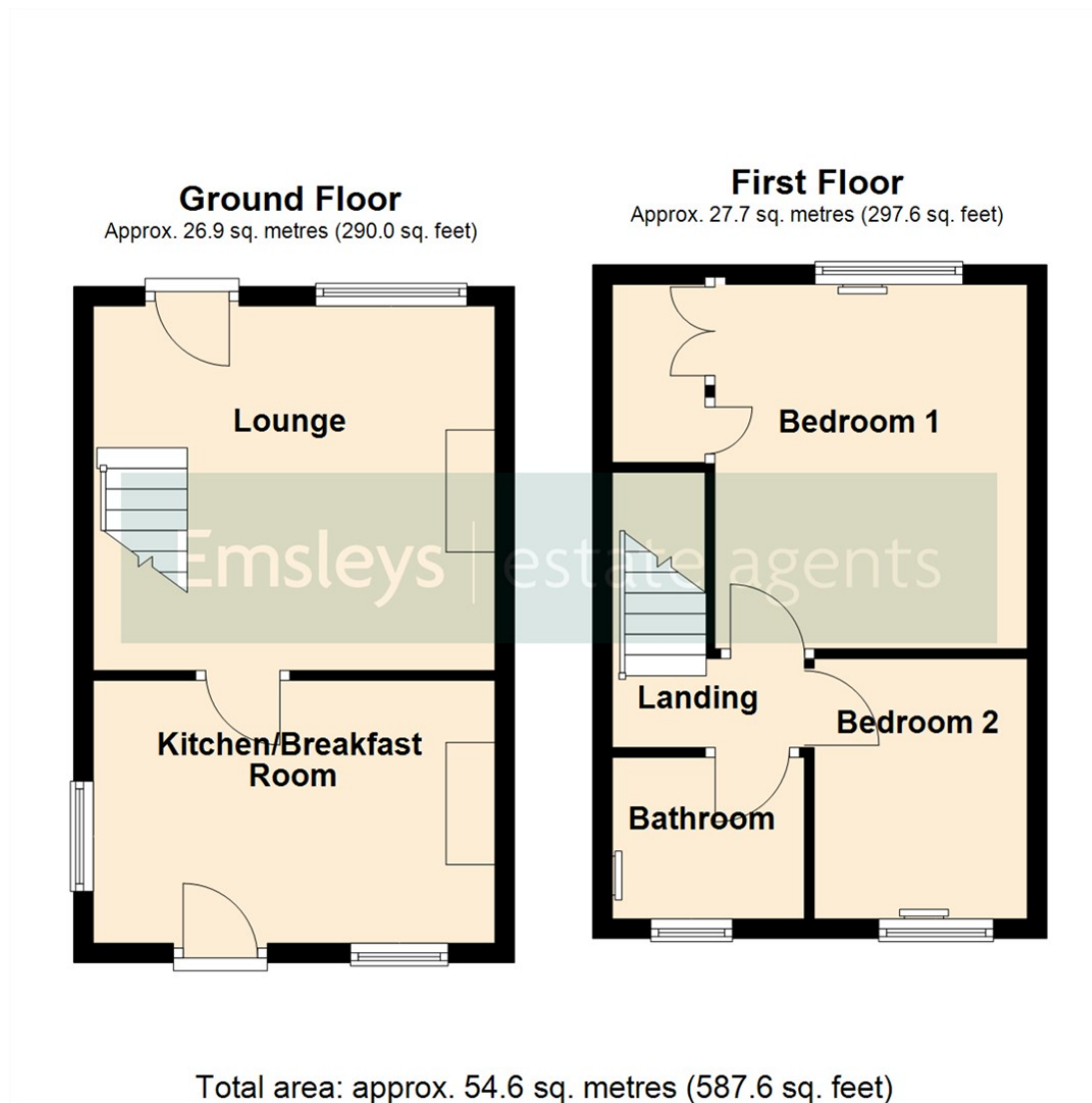
Bathroom

Fitted with three piece modern suite with panelled bath with electric shower over and glass screen, wash hand basin with storage under and low-level WC, tiled surround, double-glazed window to front, and chrome ladder style radiator.

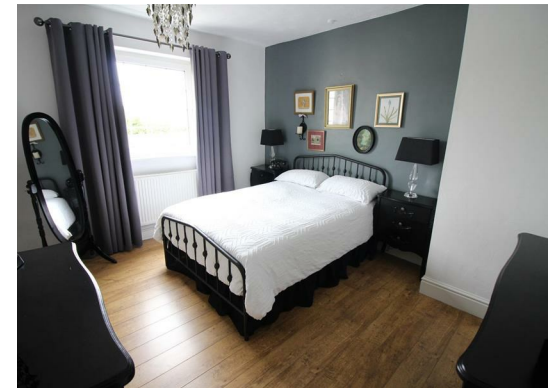
Outside

There is a fully enclosed low maintenance garden to the front, with a paved patio area which leads to a mature garden with well stocked beds. In addition, there is a log store and garden shed. Street lined parking to the rear of the property.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



6 Main Street | Garforth | Leeds | LS25 1EZ

t: 0113 286 4000 www.emsleysestateagents.co.uk

Emsleys | estate agents