



Whitecliffe Rise | Swillington | LS26 8QW

£310,000

Four Bedroom Semi-Detached Property | | EPC Rating C

Emsleys | estate agents

* FOUR BEDROOM SEMI-DETACHED PROPERTY * TWO BATHROOMS * GENEROUS LOUNGE * MODERN KITCHEN * GOOD SIZED REAR GARDEN & GARAGE *

This four-bedroom semi-detached property, is located within the Swillington area of Leeds, offering well-presented and modern accommodation arranged for practical living. The current vendors have extended the property to add a dormer to the first floor and re-furbished the home.

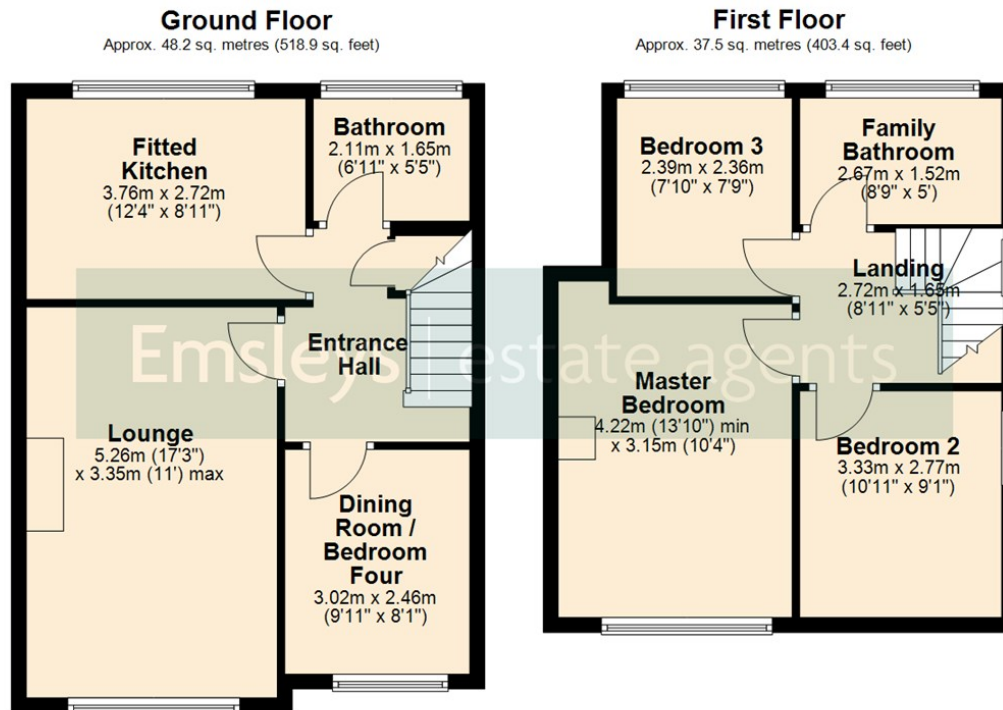
The ground floor features a light and airy entrance hall, with a generous lounge and a good sized fitted kitchen with modern on trend midnight blue units, offering a functional space for cooking. There is a ground floor bedroom four/currently used as a dining room - which offers versatile and flexible space. In addition, there is a ground floor bathroom, with a white modern suite, to add to the convenience of the layout.

To the first floor, there are three bedrooms - a master large double bedroom and two further double bedrooms. There is a modern family bathroom, which includes a shower over the bath, supporting comfortable day-to-day use for a larger household. Externally, the property benefits from a good-sized rear garden which is lawned with a timber decking seating area, suitable for outdoor relaxation or play. A single garage and off-road parking add valuable storage and vehicle convenience.

For outdoor space, residents can enjoy St Aidan's Nature Park and the wider Aire Valley, offering walking and cycling routes. Public transport connections are available from nearby Garforth and Woodlesford railway stations, both reachable by a short drive. From Garforth, regular services run to Leeds in around 15 minutes and to York in approximately 30 minutes, while Woodlesford offers routes into Leeds in around 10 minutes. Road links via the A63 and M1/M62 corridors provide further connectivity across West Yorkshire.

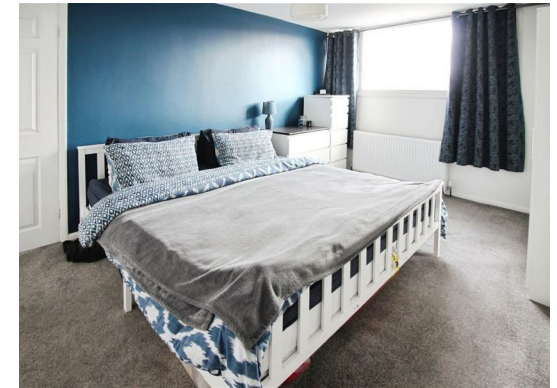






Total area: approx. 85.7 sq. metres (922.2 sq. feet)

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