



Mill Green Place | Swarcliffe | LS14 5JX

£180,000

Two bedroom semi-detached house | Council tax band A | Epc rating D

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**\*\*\* TWO BEDROOM SEMI-DETACHED HOUSE WITH OCCASIONAL LOFT ROOM & EN-SUITE \*\*\***

This property is not to be missed! Situated in a popular location adjacent to Crossgates, close to local primary and secondary schools with fantastic transport links. The house offers an en-suite shower room to the master bedroom plus an occasional loft room with its own w.c and sink. Along with full gas central heating, PVCu double-glazing this would be an ideal first buy for someone looking for extra space and a great garden!

The accommodation briefly comprises; entrance hall, spacious through lounge and dining kitchen to the ground floor with two double bedrooms (one with en-suite facilities) and the house bathroom to the first floor plus an occasional loft room to the second floor. Outside are garden to the front with ample off-road parking to the side and a generous fully enclosed rear garden - ideal for children and pets!

The location is convenient to local shops, banks and facilities within the Crossgates shopping centre and further afield at The Springs, Thorpe Park and Seacroft retail parks. The area has excellent public transport links with local bus routes and Crossgates railway station giving a fast and easy commute to Leeds city centre within walking distance. Also ideal for commuters is the easy access to the M1 North motorway network and main arterial roads such as the A64, A6120 Ring Road and A63.

**\*\*\* Call now to arrange your viewing \*\*\***

## Ground floor

### Entrance Hall

Enter through a PVCu double-glazed door to the entrance hall which has built-in storage cupboard, central heating radiator and stairs rising to the first floor.

### Living Room 5.66m x 3.25m (18'7" x 10'8")

A spacious through lounge with double-glazed window to front and rear, two central heating radiators, two wall lights points, coving to ceiling and a coal effect gas fire with feature surround and marble effect inset and hearth.

### Kitchen/Diner 4.01m x 3.25m (13'2" x 10'8")

A good sized dining kitchen fitted with a range of shaker style wood grain effect wall and base units with contrasting work surfaces over incorporating a one and half bowl sink with drainer and mixer tap. Plumbed space for a washing machine, space for a range style cooker with stainless steel extractor hood above and space for an under counter fridge. A double glazed window over looks the rear garden, radiator, recessed spotlights and double glazed PVCu entrance door leading out to the driveway.

## First Floor

### Landing

With a double-glazed window to the side elevation and door leading to an inner hallway which has stairs leading to the loft room.

### Bedroom 1 2.71m x 5.61m (8'11" x 18'5")

A double bedroom with a range of fitted wardrobes with hanging rail, shelving, overhead storage cupboard and drawers and matching bedside cabinets. A double-glazed window to front and a central heating radiator. A door to:

### En-suite Shower Room

Fitted suite which comprises; shower cubicle with glass door and vanity hand wash basin with base cupboard. Tiled splash backs, double-glazed window to the front, central heating radiator and recessed spotlights.

### Bedroom 2 2.82m x 2.87m (9'3" x 9'5")

A second double bedroom to the rear with a double-glazed window and a central heating radiator.

## Bathroom

The bathroom is fitted with a white three piece suite which comprises; corner bath with hand shower attachment, a pedestal hand wash basin and a low level w.c. Fully tiled in ceramics with a double-glazed window to the rear and a ladder style radiator.

### Loft Room 2.80m x 3.10m (9'2" x 10'2")

Velux window to rear, central heating radiator, built-in storage to the eaves and door to;-

## WC

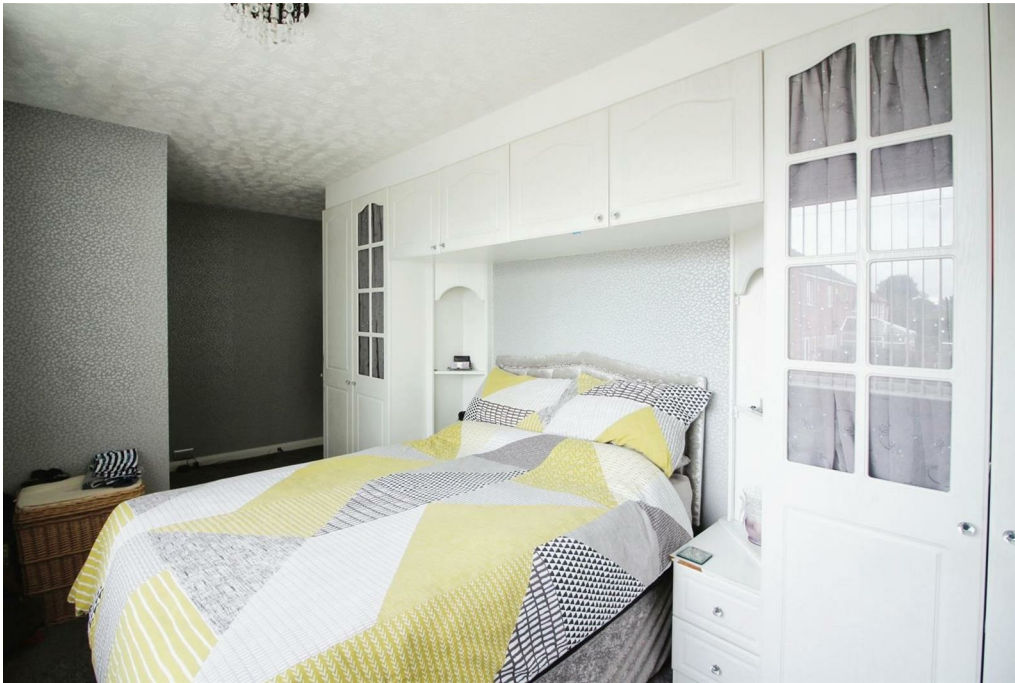
Two piece suite comprising of low level w.c and a pedestal and wash basin. Central heating radiator.

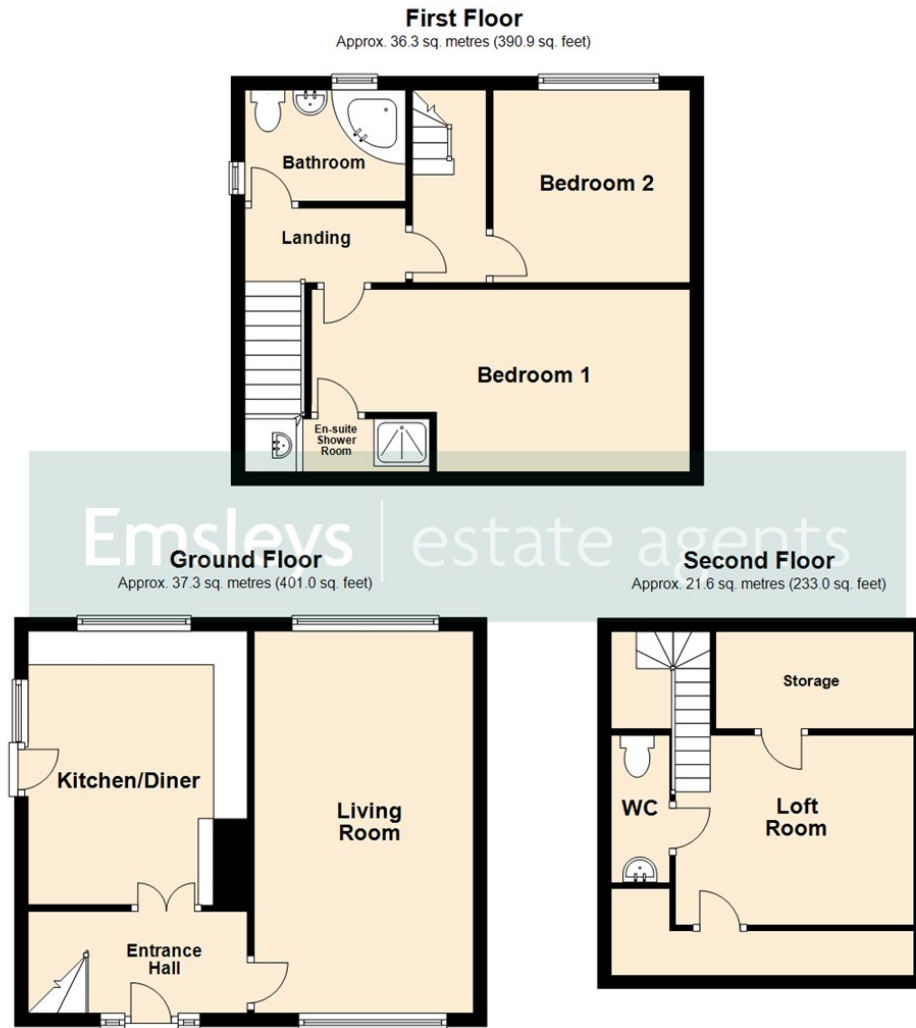
## Exterior

To the front there is a smaller garden with lawn and flowerbeds. Driveway gates give access to the off road parking on the driveway which continues to the side and rear of the property. To the rear there is an enclosed seating area laid with artificial turf, exterior water supply. Steps lead to a raised area which is mainly laid to lawn with additional seating area again with artificial lawn, storage shed and boundary fencing.

## Directions

From our Crossgates office head west on Austhorpe Road and turn right at the end on to the Ring Road. Take the third exit at the roundabout continuing on the Ring Road until you reach another roundabout, take the third exit again onto Barwick Road and then the first left into Southwood Gate. At the end of the road turn left onto Swarcliffe Drive and follow the road before turning left onto Swarcliffe Approach and then first right into Mill Green Place, where the property can be found on the right hand side.





Total area: approx. 95.2 sq. metres (1025.0 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.



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