



Swardale Green | Swardcliffe | LS14 5HJ

£160,000

Two Bedroom Semi-Detached House | Council Tax Band A | EPC rating D

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*** TWO BEDROOM SEMI-DETACHED HOUSE * CUL-DE-SAC
LOCATION * AMPLE PARKING ***

This two bedroom property is not to be missed! Situated in a popular location adjacent to Crossgates with fantastic transport links. The house would benefit from some cosmetic updates but offers full gas central heating, PVCu double-glazing and has been well maintained. This would be an ideal first buy or investment property.

The accommodation briefly comprises; entrance hall, spacious through lounge and kitchen to the ground floor with two double bedrooms and shower room to the first floor. Outside are gardens to three sides with a brick built storage shed and side porch.

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

Entry is through a composite door, there is a useful under stair storage cupboard, a double-glazed window to the side elevation and a central heating radiator.

Living Room 5.84m x 3.20m (19'2" x 10'6")

A spacious through lounge with dual aspect through double-glazed windows. There is a feature fire surround incorporating a coal effect living flame gas fire and a central heating radiator. This space could easily be zoned into living and dining areas.

Kitchen 3.43m x 2.34m (11'3" x 7'8")

The kitchen is fitted with oak shaker style wall and base units with work surfaces over. There is an inset stainless steel sink with side drainer, a built under electric oven with

gas hob and extractor hood over. Space for tall fridge/freezer plus space and plumbing for an automatic washing machine. A double-glazed window overlooks the rear garden, there is a central heating radiator and a hard wood timber entry door gives access to the side porch.

Side Porch

A useful addition - perfect for muddy boots, pets or pushchairs!

First Floor

Landing

With double-glazed window to the side elevation and useful fixture cupboard provided useful storage for linens and towels.

Bedroom 1 2.80m x 4.68m (9'2" x 15'4")

A spacious double bedroom with two double-glazed windows overlooking the front garden. A central heating radiator and a fixture storage cupboard.

Bedroom 2 2.94m x 2.89m (9'8" x 9'6")

A second double bedroom with central heating radiator and double-glazed window overlooking the rear garden.

Shower Room

The shower room is fitted with a three piece suite which comprises; fully tiled shower enclosure with a glass screen, a pedestal hand wash basin and close-coupled WC. There are two double-glazed windows to the rear and side elevations, a central heating radiator and the room is fully tiled in ceramics.

Exterior

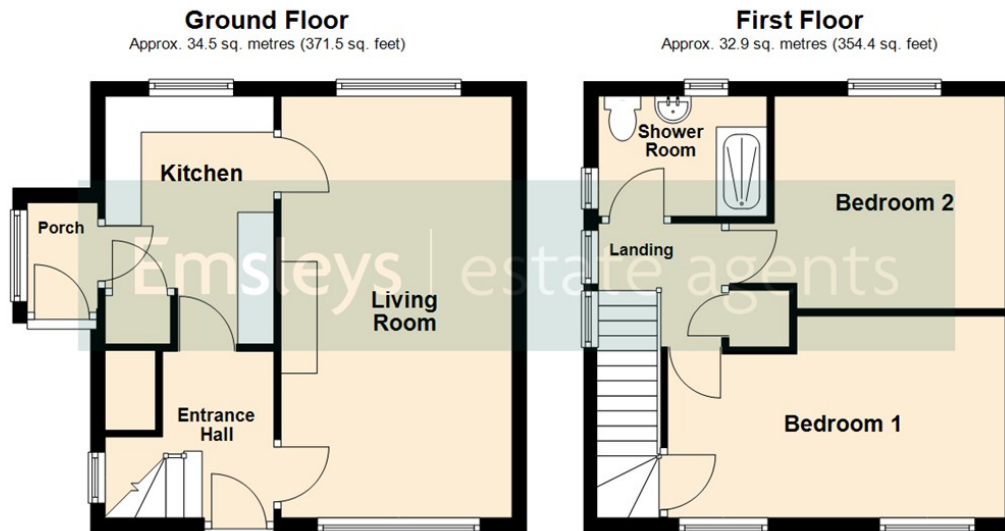
The property sits on a corner plot and offers a garden to the front and side with boundary hedge, hand gate and flower beds. To the side is a brick built storage shed and to the rear there is a low maintenance paved garden.

Directions

From the Crossgates office, proceed east along Austhorpe Road and take the first available left onto Church Lane. Continue until Church Lane meets Barwick Road and proceed straight across at the lights. Turn left immediately onto Swardale Green then take the first turning right into a

cul-de-sac where the property can be found on the left and identified by the Emsleys for sale board.





Total area: approx. 67.4 sq. metres (725.9 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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