



Swarcliffe Avenue | Swarcliffe | LS14 5LF

£75,000

One Bedroom Apartment | Council Tax Band A | EPC Rating TBC

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*** FANTASTIC FIRST BUY OR INVESTMENT OPPORTUNITY *
ONE BEDROOM FIRST FLOOR FLAT WITH GARDEN ***

A great opportunity for a first time buyer or buy to let investor (low maintenance fees). This one bedroom first floor flat is located in a popular area close to local amenities and just a short drive from the new East Leeds Orbital Road - ideal for access to the motorway network for commuters to Leeds, York and Wetherby.

Offering PVCu double-glazing and gas central heating, lounge, kitchen, bedroom and bathroom along with your own rear garden and balcony. This would make an ideal step onto the property ladder for a first time buyer looking to add value.

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

Ground Floor

Entrance Hall

Enter through a hardwood door to the lower lobby which provides room for coats, shoes,, bikes or pushchairs. With a central heating radiator and staircase rises to the first floor.

First Floor

Landing

With a double-glazed window to the side, a central heating radiator and two fixture cupboards one of which houses the central heating boiler and provides useful storage.

Living Room 4.42m x 3.12m (14'6" x 10'3")

The living room has a focal fireplace and a double-glazed window overlooks the front garden, there is a central heating radiator and a door gives access to the balcony where you could enjoy a nice glass of wine on a summers evening.

Kitchen 2.75m x 2.56m (9'0" x 8'5")

The kitchen is fitted with wall and base units with work top surfaces over. There is an inset stainless steel sink with side drainer, cooker point and a plumbed space for a washing machine. Two double-glazed windows overlook the side and front elevations.

Bedroom 1 3.38m x 3.23m (11'1" x 10'7")

A double bedroom with a fixture bulk head storage cupboard, a central heating radiator and a double-glazed window overlooking the rear garden.

Shower Room

The bathroom is fully tiled in ceramics and fitted with a three piece suite which comprises;- walk in shower enclosure, a pedestal hand wash basin and low flush WC. Central heating radiator and a double-glazed window to the side elevation.

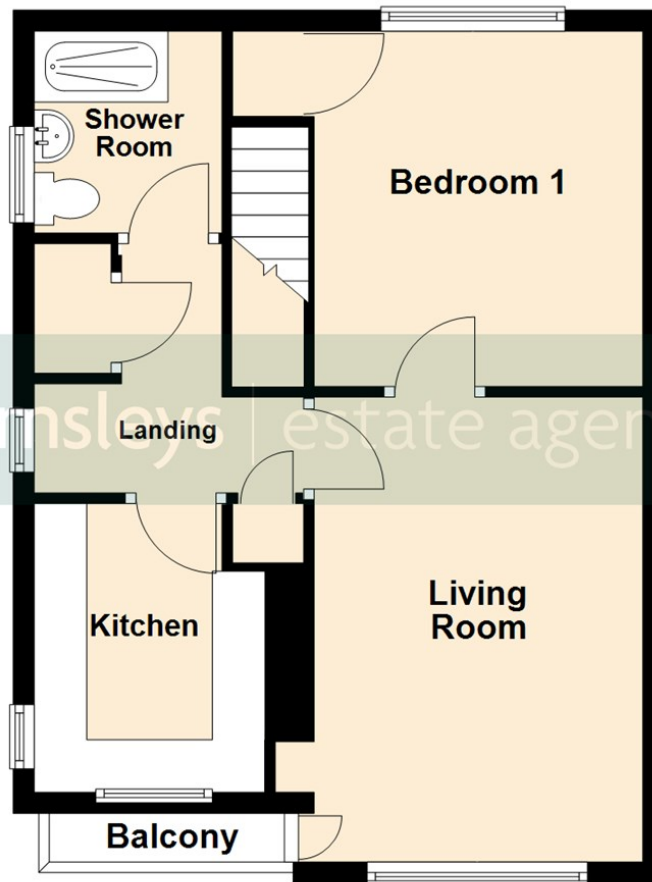
Exterior

The flat has the advantage of half of the rear garden which is laid to lawn and is adjacent to local woodland therefore not being overlooked. A brick store is available to the side elevation.



Ground Floor

Approx. 44.3 sq. metres (476.4 sq. feet)



Total area: approx. 44.3 sq. metres (476.4 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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