

*Mike*  
**Dobson**



**6 Middle Row**

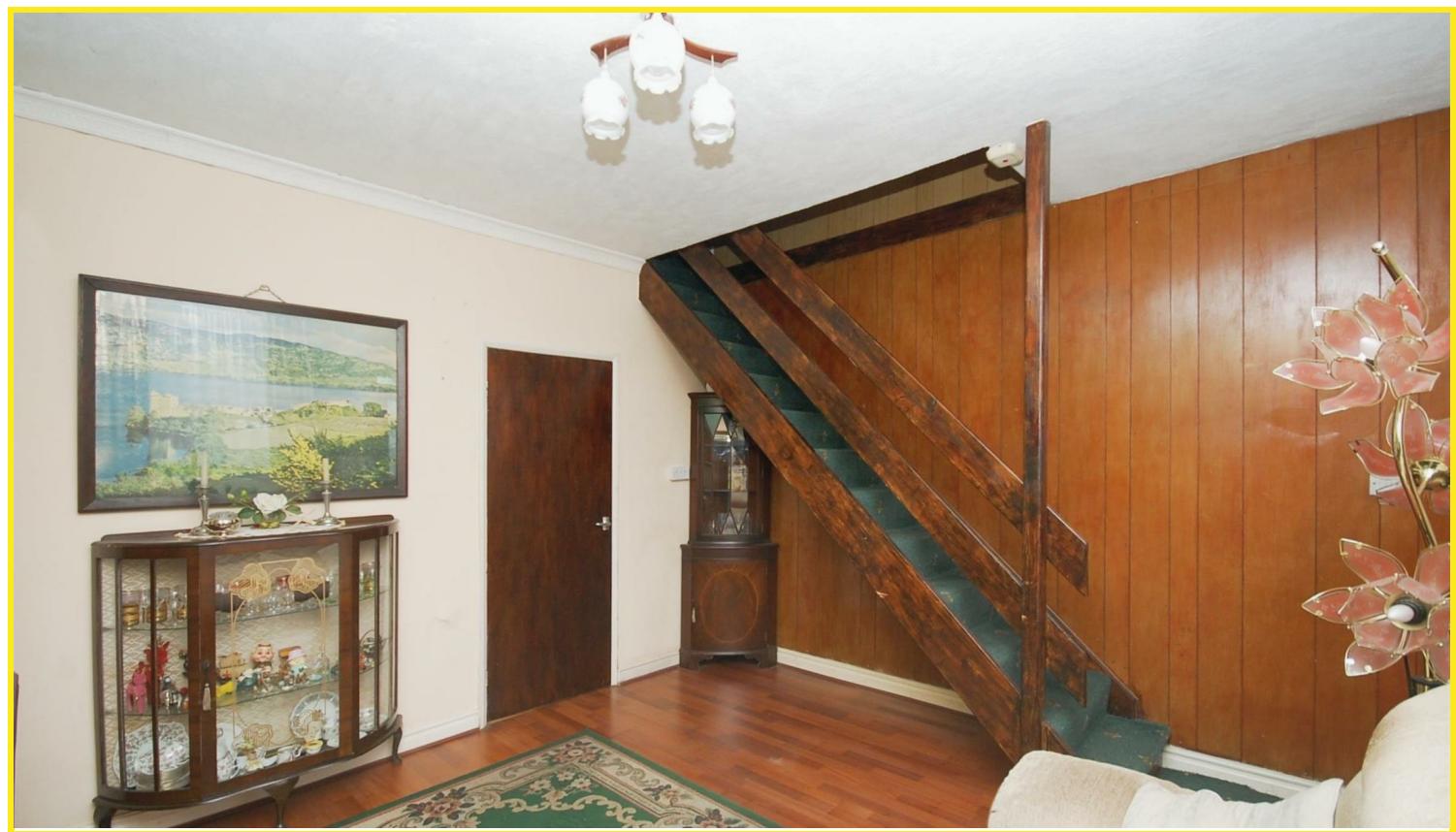
Swillington Common, Leeds, LS15 4LD

**Offers Over £125,000**

## 6 Middle Row

Being sold with no onward chain is a two bedroom mid terraced house located within a convenient position for all local amenities, including the ever popular Springs Retail Park. The accommodation briefly comprises entrance porch, lounge, kitchen, first floor landing, bedroom one, bedroom two, and shower room/W.C. In addition the property has PVCu double glazed windows throughout, PVCu double glazed front entrance door, timber framed rear entrance door, wall and base units to the kitchen with provision for a cooker, space for fridge/freezer, and plumbing for washing machine, access point to the loft with pull down ladder, having some insulation and a light, fitted wall units to bedroom two and shower room with corner shower cubicle. Externally, to the front of the property is a wrought iron gate which leads in to the front garden which has a lawned garden with some plants and shrubs to the border. There is a paved pathway which leads to the front door. To the rear of the property is an allocated single parking space which is directly outside the back door of the property. There are also two outhouses which can be identified upon inspection, as they are numbered '6' on both doors.

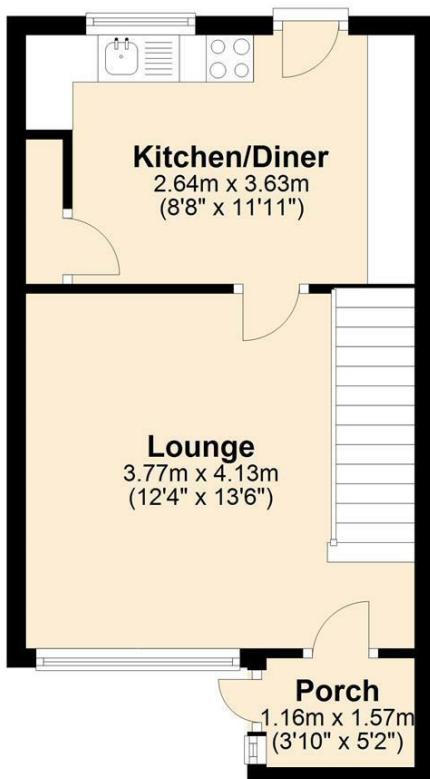




## Floor Plan

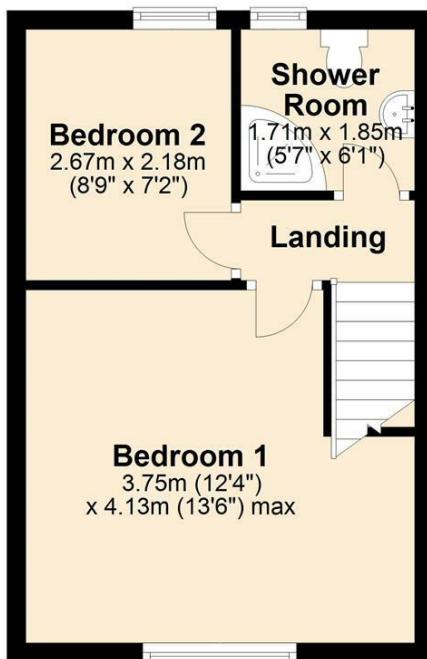
### Ground Floor

Approx. 28.9 sq. metres (310.6 sq. feet)



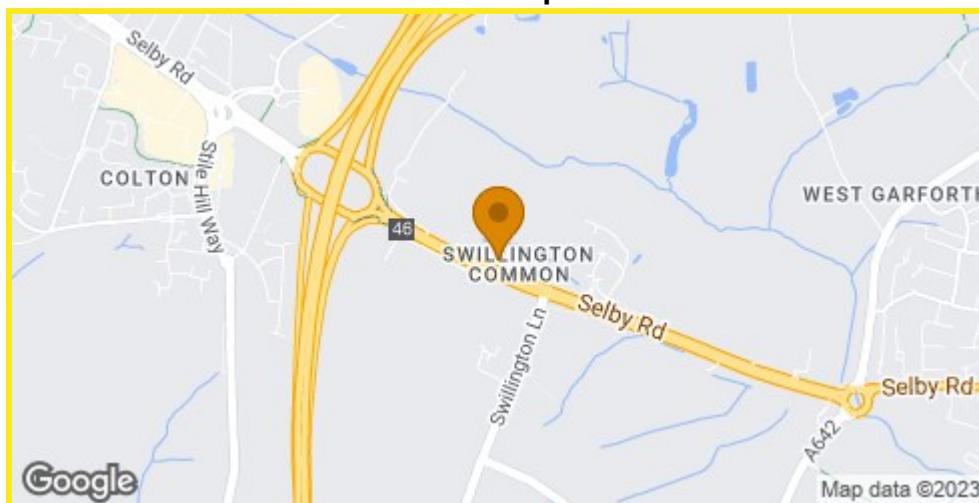
### First Floor

Approx. 26.9 sq. metres (289.3 sq. feet)

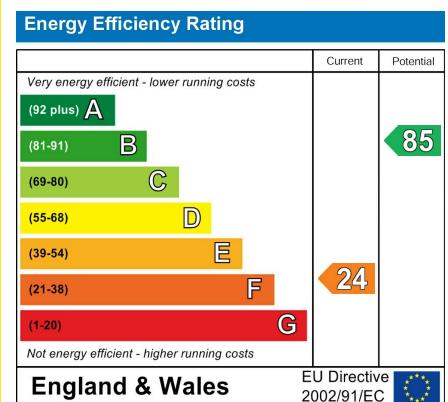


Total area: approx. 55.7 sq. metres (599.9 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

Swillington Common is located off the A63 Leeds/Selby Road on the Garforth side of junction 46 of the A1/ M1 link road.

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