

Mike
Dobson



30 Primrose Avenue
Swillington, Leeds, LS26 8UF

£210,000

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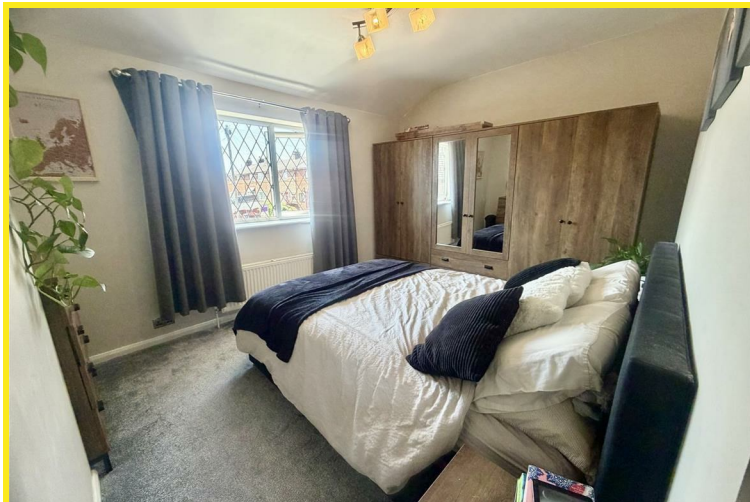
Nestled on the charming Primrose Avenue in Swillington, Leeds, this beautifully presented three-bedroom mid-terrace house offers a delightful blend of comfort and style. Upon entering, you are welcomed into a spacious lounge that exudes warmth and invites relaxation. The adjoining conservatory provides a seamless transition to the stunning rear garden, perfect for enjoying sunny afternoons or entertaining guests.

The well-appointed breakfast kitchen boasts a range of built-in appliances, making it a practical space for culinary enthusiasts. Ascending to the first floor, you will find three bedrooms, each offering ample space for personalisation. The modern shower room is tastefully designed, ensuring convenience for the whole family.

This property benefits from gas central heating and PVCu double glazing, ensuring a warm and energy-efficient home throughout the year. Off-road parking for two vehicles is available at the front, providing ease and accessibility.

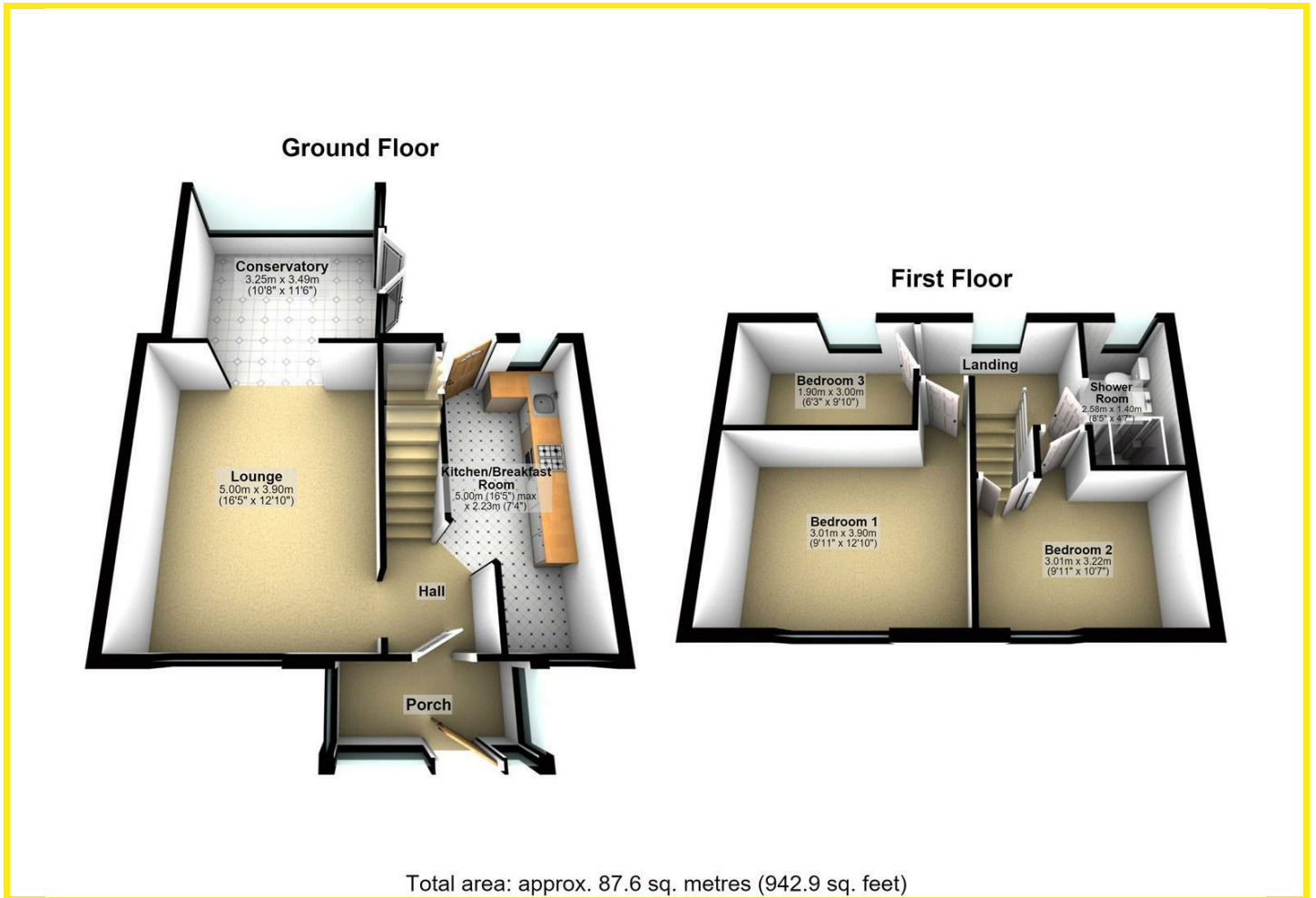
The rear garden is a true highlight, featuring a large decked patio ideal for outdoor dining and a generous lawn that is well-established, offering a tranquil retreat. Additionally, a large outside store with power and lighting adds further utility to this delightful space.

This home is perfect for families or anyone seeking a peaceful yet vibrant community. With its excellent amenities and transport links nearby, this property is not to be missed. Come and experience the charm of this lovely home on Primrose Avenue.





Floor Plan



Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Directions

On entering the village of Swillington take your second turning left onto Astley Lane. Once on Astley Lane, take your second turning left onto Primrose Avenue where you can find the property on the left hand side of the road.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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