

Mike  
**Dobson**



**16 Whitecliffe Crescent**  
Swillington, Leeds, LS26 8QR

**£285,000**

# 16 Whitecliffe Crescent

Nestled in the desirable area of Whitecliffe Crescent, Leeds, this charming semi-detached house offers a perfect blend of comfort and modern living. Set on a larger than average corner plot, the property boasts an inviting spacious lounge, complete with a wood-burning stove, ideal for cosy evenings in. The brand new fitted kitchen, completed in November 2025, is a delightful space for culinary enthusiasts, providing both style and functionality.

This home features three well-proportioned bedrooms, with the convenience of a ground floor bedroom and a shower room, making it suitable for families or those seeking single-level living. The first floor hosts three additional bedrooms and a re-fitted house bathroom, ensuring ample space for relaxation and privacy.

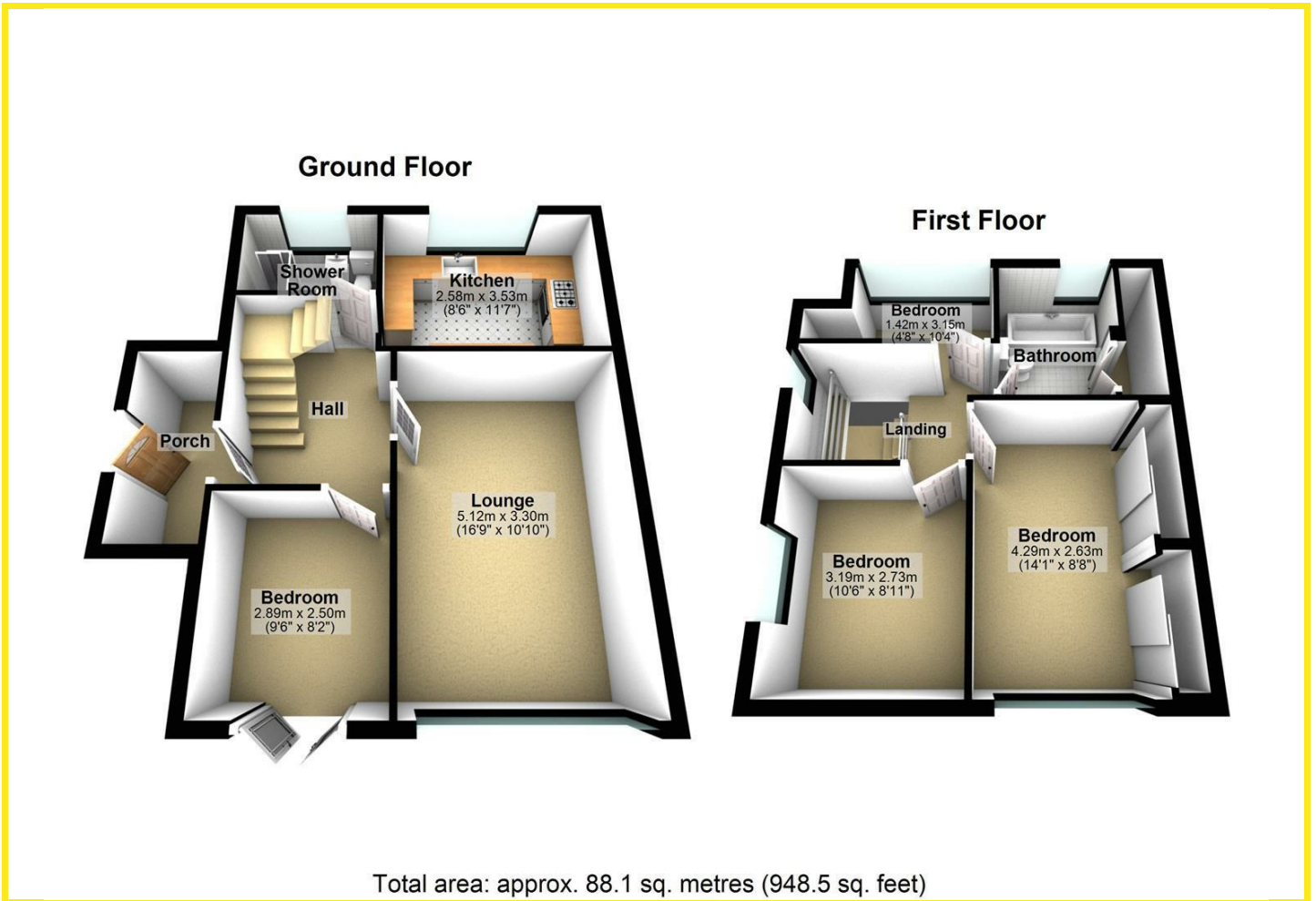
The property benefits from gas central heating and PVCu double glazing, ensuring warmth and energy efficiency throughout the year. A large gated driveway offers off-road parking for several vehicles, complemented by a larger than average detached garage equipped with power and lighting, perfect for storage or a workshop.

The lovely rear garden is a true highlight, featuring a patio area for outdoor dining, a well-maintained lawn, and a charming garden pond, creating a serene outdoor retreat. This semi-detached house is not just a home; it is a lifestyle choice, offering space, comfort, and a wonderful community in which to thrive. Don't miss the opportunity to make this delightful property your own.





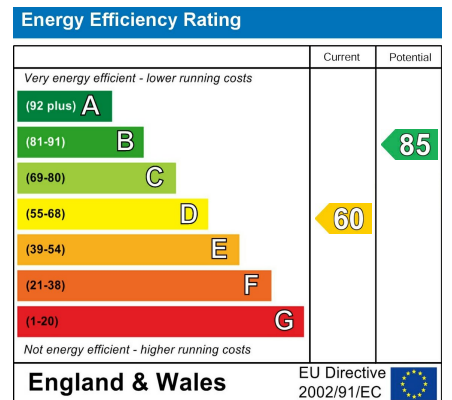
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

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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