



**Swarcliffe Bank, Leeds LS14 5LD**

**welcome to**

**Swarcliffe Bank, Leeds**

IDEAL for a VARIETY of BUYERS, this WELL PRESENTED semi detached home is just waiting for you to view! With OFF STREET PARKING, and an ENCLOSED rear GARDEN, this impressive property is also includes THREE BEDROOMS! Don't miss this, contact us to book in your appointment!



### **Entrance Hall**

Having the entrance door to the front aspect, and stairs to the first floor landing.

### **Lounge**

Having a double glazed window to the front and a double glazed window to the rear, a feature fire place with a gas fire, and a gas central heating radiator.

### **Kitchen**

Comprising of a range of both wall and base units with work surfaces over. Includes an electric oven with an electric hob, tiling to the splash areas, and a cooker hood unit over. Also has plumbing and space for a washing machine, a useful under stair storage cupboard, and a double glazed window to the rear.

### **First Floor Landing**

With stairs rising from the ground floor and having a double glazed window to the side aspect.

### **Bedroom One**

With a double glazed window to the front aspect, and a gas central heating radiator.

### **Bedroom Two**

Double glazed window to the rear, and a gas central heating radiator.

### **Bedroom Three**

Double glazed window to the front, and a gas central heating radiator.

### **House Bathroom**

Complete with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin set within a vanity storage units, and a low level flush w.c. Also includes tiling to all visible areas, and a double glazed window to the rear and side aspects.

### **Exterior**

Externally the property has off street parking to the front designed for two cars, while to the rear is an enclosed, private garden space with a lawn and access to a brick built outbuilding.



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welcome to

## Swarcliffe Bank, Leeds

- Semi Detached Home
- Three Bedrooms
- Well Presented Throughout
- Perfect For First Time Buyers
- Fabulous For The Family Buyer

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT111810 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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