



Swallow Drive, Leeds
£280,000

2 bedroom semi-detached house for sale | Freehold

This immaculately presented and well maintained modern home features two double bedrooms and has been fully rewired, including the garage. The property boasts a modern kitchen, spacious shower room, a South facing garden and off road parking. The accommodation includes a porch, a spacious lounge, and a kitchen/dining room. On the first floor, you'll find two double bedrooms and a spacious shower room. Externally, the property offers both front and rear gardens with lawn, shrubbery, flower borders and fencing. The driveway provides off road parking for two vehicles, along with a garage for additional storage.

Tenure: Freehold

Parking options: Garage, Off Street

Garden details: Enclosed Garden, Rear Garden

Access

w: 1.22m x l: 1.09m (w: 4' x l: 3' 7")

Entrance to the property is via a pathway leading to the front door of the porch. Porch leads through to the lounge.

Lounge

w: 3.73m x l: 5.31m (w: 12' 3" x l: 17' 5")

Spacious light lounge with upvc double glazed window with a front access, radiators, tv point, stairs with access leading through to the first floor, side window and door leading through to the kitchen/diner.

Kitchen/diner

w: 2.67m x l: 3.71m (w: 8' 9" x l: 12' 2")

Modern fitted kitchen with a range of wall and base units with worktop surfaces over. Integrated Bosch dishwasher, integrated Beko washing machine, integrated bin, space for electric cooker, glass splashback and matching extractor hood over, space for tall fridge/freezer, single sink with modern mixer tap, upvc double glazed side window and rear window, upvc door leading to the rear garden.

Landing

Landing has access to all first floor rooms and there is a loft hatch. The loft has a good degree of insulation and is part boarded.

Bedroom 1

w: 2.44m x l: 3.73m (w: 8' x l: 12' 3")

Double room with a bank of built in wardrobes with sliding mirror fronted doors, tv point, upvc double glazed window with a front aspect.

Bedroom 2

w: 2.69m x l: 3.71m (w: 8' 10" x l: 12' 2")

Double room with modern fitted wardrobes with hanging and shelving, radiator, upvc double glazed window with an aspect over the rear garden.

Bathroom

w: 1.42m x l: 2.74m (w: 4' 8" x l: 9')

Spacious walk in double shower cubicle with thermostatic control shower, low level w/c, modern pedestal wash basin with vanity unit below, tiled floors, mainly tiled walls, radiator, upvc double glazed obscure window.

There is a large storage cupboard which also houses the Worcester boiler.

Front Garden

Low shrubs, lawn, and pathway leading to the front of the property. Driveway with off road parking for a couple of vehicles.

Rear Garden

South facing mainly laid to lawn rear garden with flower and shrub borders, fencing and patio area.

Garage

Garage was rewired in the last few years. It has an electric door and there is power and sockets.

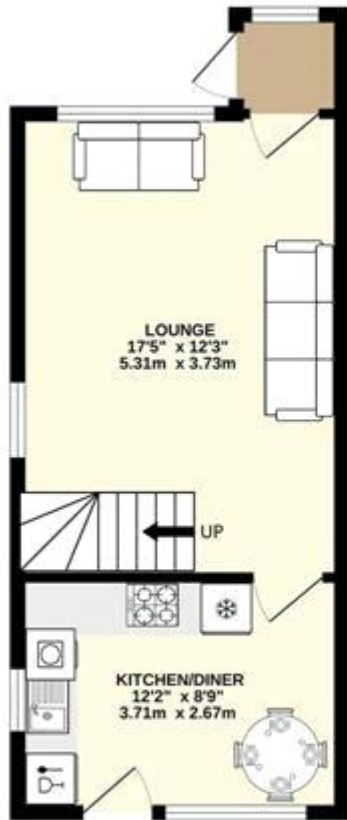
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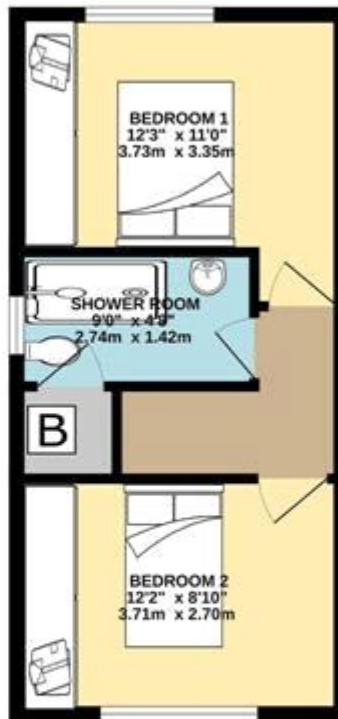


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GROUND FLOOR
337 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR
322 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA: 659 sq.ft. (61.3 sq.m.) approx.

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