







Primrose Hill Drive, Swillington, Leeds, LS26 8XJ

- FANTASTIC THREE BEDROOM SEMI DETACHED HOUSE
- OFF STREET PARKING
- EPC RATING - C / COUNCIL TAX - B
- STUNNING COUNTRYSIDE VIEWS
- BRILLIANT SCOPE FOR IMPROVEMENT

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HERE TO GET *you* THERE

Asking Price £220,000

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DESCRIPTION

Set in the popular village of Swillington, this three-bedroom semi-detached house presents an excellent opportunity for those looking to put their own stamp on a property. Offering stunning countryside views, this home is sure to appeal to a range of buyers.

Upon entering the property, a welcoming hallway provides access to the principal rooms, including a convenient downstairs WC and useful under-stairs cupboard. The kitchen features a range of wall and base units, complemented by ample work surface space and integrated appliances, including an electric cooker.

The living room is a bright and inviting space, featuring a large window overlooking the front of the property and flooding the room with natural light.

The ground floor is completed by a generously sized dining area, providing the perfect space for family meals and entertaining. This area also offers excellent potential to create a larger kitchen/diner, subject to the necessary permissions.

To the first floor are three bedrooms, two of which are well-proportioned doubles. Bedroom one benefits from beautiful countryside views through a large rear-facing window. Bedroom three offers excellent versatility and could be used to suit a variety of needs, including a home office, gym or nursery.

The bathroom comprises a shower cubicle, wash hand basin and low-level WC.

To the rear, the garden is mainly laid to lawn, with a paved patio area and established shrub borders. Fencing provides a boundary to the rear fields, which can also be accessed via a rear gate.

To the front, a driveway provides off-street parking, alongside a well-maintained front garden.

Swillington is a charming and well-connected village situated just east of Leeds. The village benefits from a range of local amenities, including shops, pubs and schools, including Swillington Primary School. Nearby Garforth provides further shopping and leisure facilities, while excellent transport links make Swillington particularly convenient for commuters, with easy access to Leeds city centre, the A1(M) and M1.

















Ground Floor

Approx. 42.7 sq. metres (459.9 sq. feet)

First Floor

Approx. 43.4 sq. metres (466.9 sq. feet)



Total area: approx. 86.1 sq. metres (926.8 sq. feet)

All measurements are approximate and display purposes only.
Plan produced using PlanUp.

Viewings

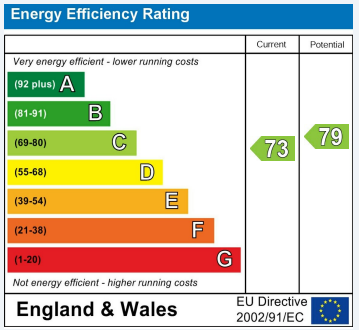
Please contact wetherby@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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