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HERE TO GET *you* THERE



Swinnow Drive

Bramley / Pudsey border,
Leeds, LS13 4NS

Guide Price £225,000



Council Tax: B



14 Swinnow Drive

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- Three bedroom semi-detached home
- Bright open-plan living arrangement
- Excellent garden space with garage and sheds
- Ready to move into with scope to personalise
- Two decked seating areas, pond and apple tree
- Fantastic local amenities and schools
- Potential to create a kitchen-diner or extend, STPP
- Driveway parking for approximately two to three vehicles
- Excellent commute links, with nearby ring road and train station
- Council tax band: B

Well connected for commuting and close to a range of local amenities, this lovely three-bedroom semi-detached home represents excellent value and offers plenty of flexibility for buyers to tailor the accommodation to their own needs and taste. A particular highlight is the excellent outside space, which is larger than many comparable homes and includes a generous, private and secure rear garden, a garage and a driveway providing parking for approximately two to three vehicles.

The ground floor features a fitted kitchen with a good range of wall and base units, together with a useful side entrance. The layout offers scope to retain the kitchen as a separate space or potentially open it up to create a larger kitchen-diner, subject to any necessary approvals. The dining room and living room are currently open plan, creating a bright and sociable living space with plenty of natural light. There may also be further potential to extend the ground floor, subject to planning permission.

A handy entrance porch to the front provides an ideal space for coats and shoes and leads into the internal hallway, where a characterful wooden staircase and bannister lead up to the first floor.

Upstairs, the property offers three bedrooms, comprising two well-proportioned doubles and a versatile single bedroom. The larger rear double enjoys views over the garden and attractive hardwood flooring, while the third bedroom would work equally well as a child's room, nursery or home office.

Completing the first floor is a fresh and clean bathroom fitted with a white suite comprising a panelled bath with shower over, pedestal wash basin and WC. There is also a frosted window, extractor fan and a Worcester Bosch boiler.

Externally, the larger-than-average rear garden provides a fantastic space for families, entertaining and relaxing. Private and secure, it features a pond, two sheds, an established apple tree and two decked seating areas positioned to make the most of the sunshine. To the front, the driveway and garage provide excellent off-street parking and useful additional storage.

Tel: 0113 257 6198

FRONT PORCH

LIVING ROOM

11'11" x 13'0" (3.64 x 3.97m)

DINING ROOM

11'11" x 13'5" (3.64 x 4.11m)

INTERNAL HALL

KITCHEN

6'5" x 12'1" (1.96 x 3.70m)

LANDING

BEDROOM ONE

11'11" x 12'2" (3.65 x 3.71m)

BEDROOM TWO

11'1" x 12'5" (3.39 x 3.80m)

BEDROOM THREE

6'6" x 8'3" (2.00 x 2.53m)

BATHROOM

5'3" x 8'11" (1.61 x 2.73m)

GARAGE & OUTBUILDINGS



Road Map



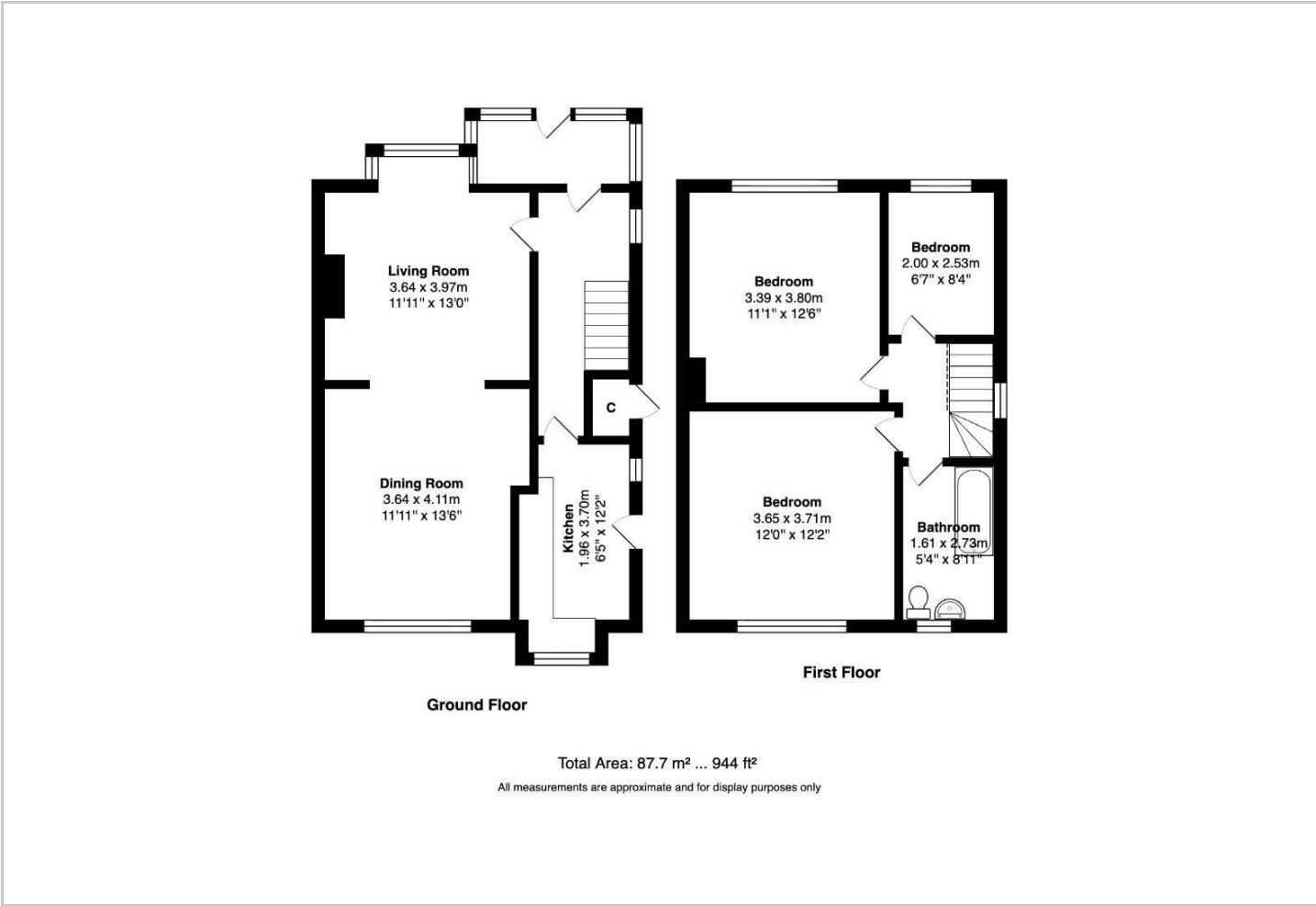
Hybrid Map



Terrain Map



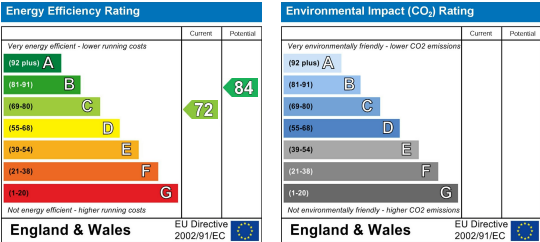
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.