

HUNTERS[®]

HERE TO GET *you* THERE



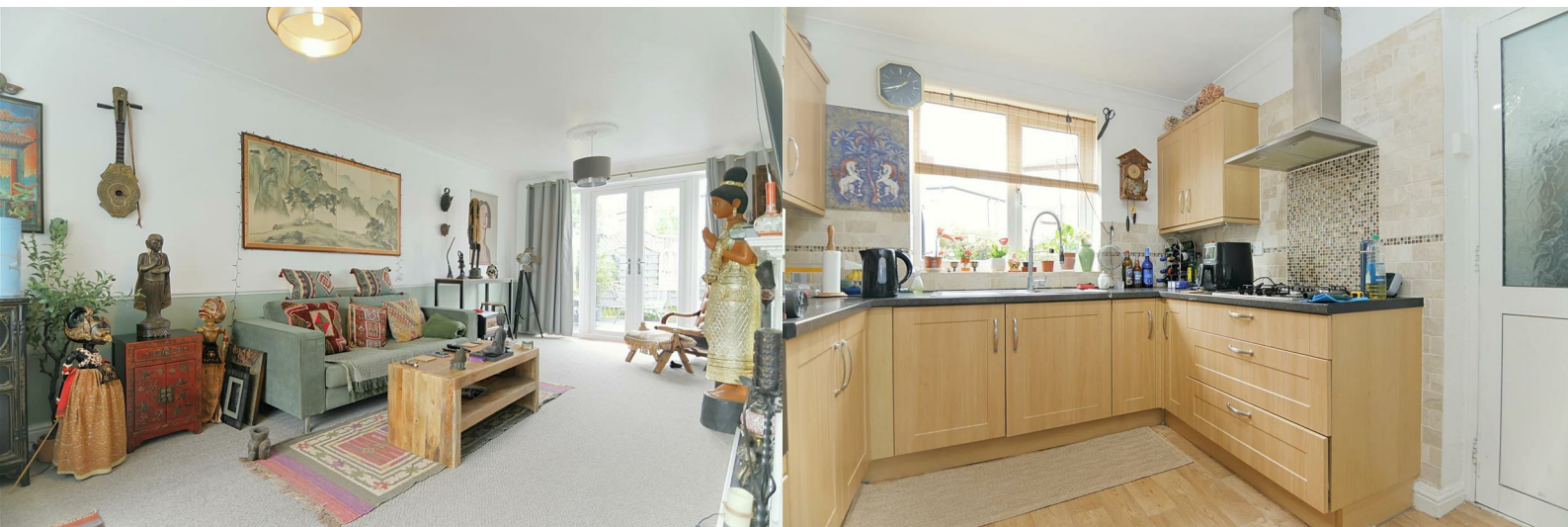
Swinnow Lane

Leeds, LS13 4NQ

£240,000



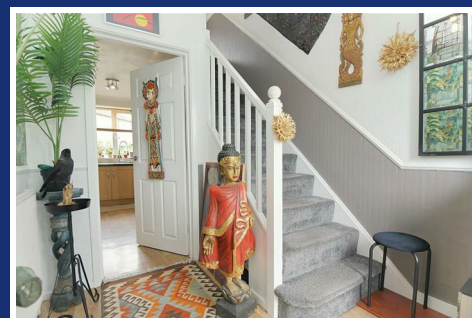
Council Tax: A



82 Swinnow Lane

Leeds, LS13 4NQ

£240,000



- Three-bedroom semi-detached home
- Generous corner plot
- Electric gated parking
- Attractive wraparound gardens
- Modern spacious kitchen
- Practical outhouse utility space
- Potential to extend (STPP)
- Well connected location
- Spacious dual-aspect living room
- EPC rating C / Council Tax Band A

Situated on the Swinnow/Pudsey border, this three-bedroom semi-detached home offers a fantastic opportunity for first-time buyers, families or those looking for a well-connected home with excellent future potential. Set on a generous corner plot, the property benefits from electric gated parking, good outside space and scope to extend, subject to the necessary planning permissions.

The home offers a practical layout that works well for everyday living, with buyers able to add their own style over time. The main reception room is a spacious dual-aspect living space, enjoying plenty of natural light with French doors opening out to the rear. Currently styled with the vendors' own personal furnishings and decorative touches, the room offers excellent proportions, a bright feel and an attractive neutral base, with plush grey carpets, half-height dado rail and tasteful sage and white décor. An electric fireplace creates a pleasant focal point, while the room gives buyers the opportunity to shape the space to their own taste.

The kitchen is modern and practical, fitted with a good range of wall and base units, tiled splashbacks, a gas hob, integrated oven and microwave. There is also an understairs pantry, providing useful additional storage, along with access to the outhouse, which is split into two useful areas. The first provides excellent storage for garden furniture, equipment and general household items, while the second offers a separate utility space for white goods away from the kitchen, as well as housing the boiler, which has been regularly serviced.

To the first floor, there are three bedrooms, each offering flexibility for a range of buyers. The main bedroom is positioned to the front and provides space for bedroom furniture, with a neutral base that could be adapted to suit a buyer's preferred style. The second bedroom is a good-sized double room to the rear, enjoying an outlook over the garden and again offering scope for a buyer to put their own stamp on the space. The third bedroom is a single room, currently used as a hobby room, but would also work well as a study, nursery or dressing room.

The family bathroom is a generous size and is fitted with a separate bath and corner shower, along with a white WC, vanity sink and heated towel rail, making it a practical space for family living.

Externally, the property sits on a generous corner plot with electric gated parking, giving a sense of privacy and separation from the road. The garden wraps around the home, with a lovely lawned area to the front, complemented by mature borders which help create a more private feel. To the rear, a modern decked area and pebbled section provide a pleasant sun-trap, offering space to sit out and enjoy the garden from different sides of the property. Fencing, potted plants and raised flower beds add to the atmosphere at the rear, creating an inviting outside space to soak up the sun.

The property also benefits from an EPC rating of C and falls within Council Tax Band A, which may appeal to buyers mindful of ongoing running costs.

The location is a real strength, positioned on the doorstep of Pudsey with a range of local amenities nearby, including supermarkets, independent shops, cafés, pubs and Pudsey Park. The wider LS13 area also offers further everyday amenities, while nearby schools and strong transport links make this a convenient setting for a range of buyers.

Overall, this is a well-presented three-bedroom semi-detached home offering ready-to-move-into accommodation, gated parking, a corner plot and exciting future potential in a popular and well-connected location.

Tel: 0113 257 6198

KITCHEN

13'3" x 8'11" (4.04m x 2.73m)

LIVING ROOM

22'1" x 11'10" (6.75m x 3.63m)

BEDROOM ONE

12'9" x 12'5" (3.90m x 3.80m)

BEDROOM TWO

12'9" x 9'6" (3.90m x 2.90m)

BEDROOM THREE

8'11" x 8'0" (2.72m x 2.46m)

BATHROOM

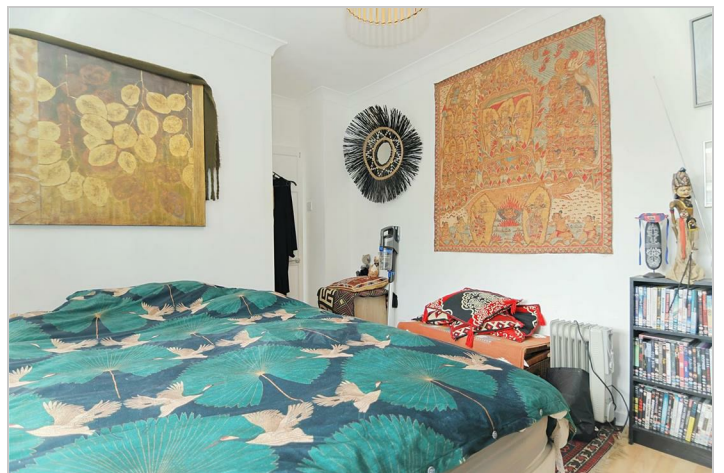
9'3" x 5'5" (2.84m x 1.66m)

STORE

7'3" x 3'10" (2.22m x 1.18m)

STORE

7'3" x 3'11" (2.21m x 1.20m)



Road Map



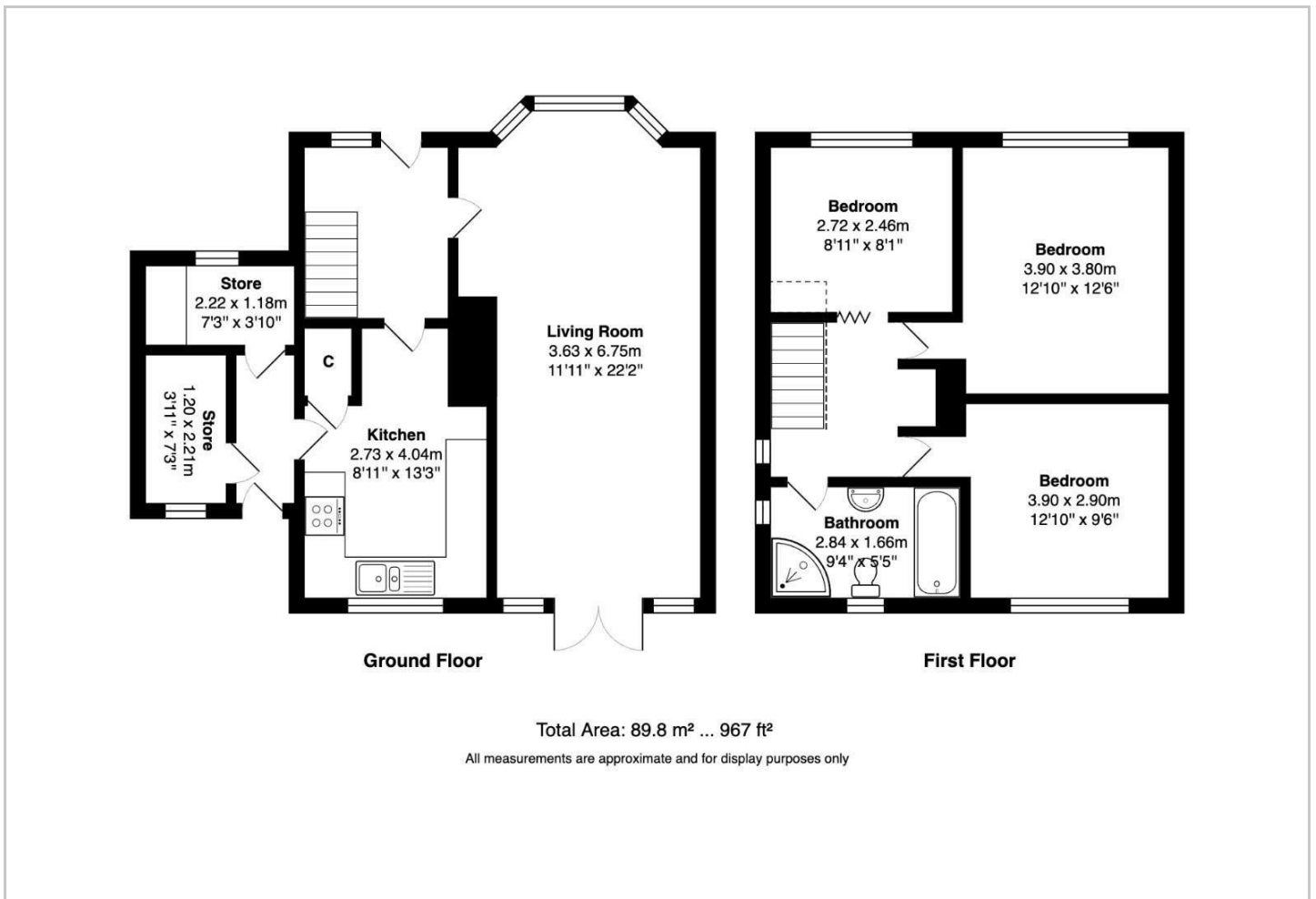
Hybrid Map



Terrain Map



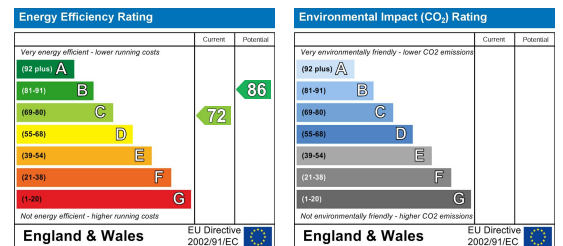
Floor Plan



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.