

# HUNTERS®

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## Swinnow Close

LS13 4NF

Offers In The Region Of £240,000



Council Tax: B



# 42 Swinnow Close

LS13 4NF

Offers In The Region Of £240,000



- Extended mid terraced
- Two double bedrooms
- Sunroom with Velux windows
- High specification finish
- Modern kitchen with induction hob
- Delightful garden with sun decking
- Parking for two cars
- Electric central heating
- Sought after urban location
- Amazing rear garden

This immaculately presented two-bedroom modern terraced house is now available for sale. The property, boasting a high specification, is in a condition that is perfect to move into. It is very well presented and situated in a sought-after urban location. The property benefits from excellent public transport links, local amenities, walking and cycling routes.

The house is deceptively spacious and features TWO reception rooms. The first reception room features a laminated wood floor, an open staircase, a media wall unit with inset heater, and doors leading to the front garden. The second is a separate SUNROOM extension with two Velux windows, a laminated wood floor, an inset wall heater, and double doors leading to the delightful garden.

The KITCHEN is very well equipped with quality units and drawers, a laminated wood floor, a boiling tap, LED lighting, and an induction hob. There is also an integrated oven and space for both a fridge freezer and a washer.

The property has TWO double sized bedrooms. The first bedroom features an exposed wood floor, while the second bedroom is a cosy double room with carpet. The BATHROOM is modern and includes a heated towel rail, a fresh white suite, a floating sink, a P-shaped bath, LED lighting, and a large cylinder cupboard. There's also an electric shower over the bath.

Unique features of the property include an extended sunroom and a delightful garden with sun decking perfect for outdoor entertaining and alfresco dining, and parking for two cars. The property also benefits from electric central heating and PVC double glazing and ARISTON water heating.

This property is perfect for first-time buyers and those looking to downsize. The rear decking is a haven of delight, and the private passage at the rear leads to the designated parking spaces. Don't miss out on this excellent opportunity.

The well-regarded Historic Pudsey area, with its blend of history, community spirit, and modern amenities/cafes and shops, offers an attractive and balanced lifestyle. Its excellent transport links, quality schools, and abundance of green spaces make it a highly desirable area for families, while its proximity to Leeds and Bradford ensures access to city amenities without sacrificing a sense of town charm. The town's history, friendly atmosphere, and variety of housing make it a place that suits a wide range of residents.

**PORCH**

**LIVING ROOM**

15'7" x 11'10" (4.77 x 3.61)

**KITCHEN**

11'10" x 9'1" (3.61 x 2.78)

**SUNROOM**

9'5" x 9'1" (2.88 x 2.78)

**BEDROOM ONE**

11'10" x 9'1" (3.61 x 2.77)

**BEDROOM TWO**

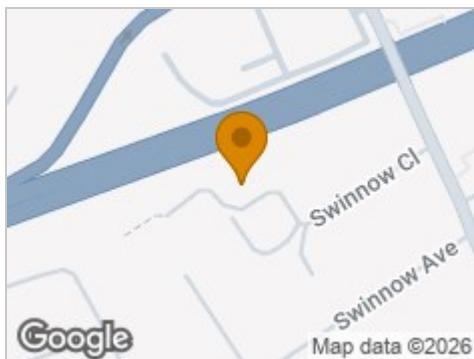
11'10" x 9'9" max (3.61 x 2.98  
max)

**BATHROOM**

8'0" x 5'5" (2.44 x 1.67)



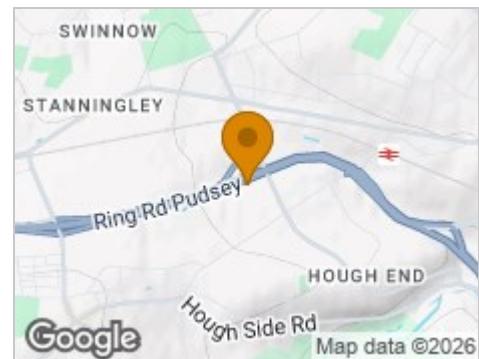
## Road Map



## Hybrid Map



## Terrain Map



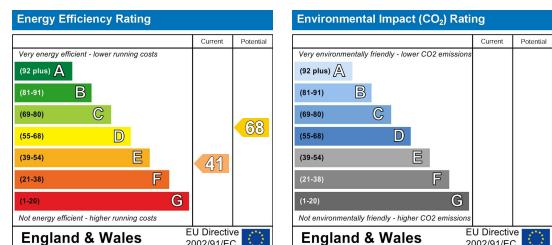
## Floor Plan



## 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.