

# HUNTERS®

HERE TO GET *you* THERE



## Swinnow Green

Pudsey, LS28 9AW

Asking Price £440,000



Council Tax: E



# 47 Swinnow Green

Pudsey, LS28 9AW

Asking Price £440,000



- Family sized detached house
- Four well sized bedrooms
- Sought-after location
- Two spacious reception rooms
- Modern kitchen with appliances
- Large Conservatory extension
- En-suite in master bedroom
- Enclosed rear garden
- Parking for two cars
- Great location

This impressive four-bedroom detached house, in good condition and located in a sought-after area, features spacious reception rooms, a modern kitchen, well-appointed bedrooms, and convenient amenities including excellent transport links, an enclosed garden, and parking for two cars, making it ideal for families.

Now for sale is this impressive four-bedroom family sized modern style detached house, in good condition and situated in a sought-after location. The property boasts excellent public transport links and is in close proximity to local amenities, schools, green spaces, walking and cycling routes.

The ground floor comprises of TWO spacious reception rooms. Reception room one features a cosy fireplace, ceiling coving, laminated wood flooring and doors leading to a conservatory. Reception room two is a separate dining/sitting room with similar flooring and coving. The large CONSERVATORY provides access to the garden and is currently utilised as a day sitting room, offering views of the garden.

The capacious well equipped kitchen is fitted with granite worktops, ample storage units, and a variety of appliances including a dishwasher and microwave, along with oven and hob. It also boasts LED lighting for a modern touch.

On the first floor, you'll find FOUR well-appointed bedrooms. Bedrooms one, two and three are all doubles and feature built-in wardrobes. The first bedroom also has the added benefit of an en-suite shower-room. The fourth bedroom, whilst smaller, also includes built-in wardrobes.

The family BATHROOM is designed with a white suite, a heated towel rail, mains shower with screen, a vanity style sink, LED lighting, and part-tiled walls for a sleek finish.

This property also benefits from a DOWNSTAIRS WC, an enclosed rear garden with a garden shed, and a conservatory extension that adds space and charm. There is also parking available at the front for two cars. This house is ideally suited for families, offering enough space and convenience for everyone.

The Pudsey district, 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.

**HALLWAY**

17'4" x 6'0" average (5.30 x 1.83 average)

**DOWNSTAIRS WC**

7'0" x 2'9" (2.15 x 0.86)

**GARAGE**

17'7" x 8'5" (5.37 x 2.59)

**LIVING ROOM**

12'4" x 11'10" (3.76 x 3.61)

**DINING ROOM**

9'9" x 7'10" (2.99 x 2.39)

**KITCHEN**

12'5" x 9'1" (3.80 x 2.79)

**CONSERVATORY**

13'9" x 11'6" (4.20 x 3.51)

**BEDROOM ONE**

10'3" x 9'6" (3.14 x 2.91)

**EN-SUITE**

7'3" x 4'8" (2.22 x 1.44)

**BEDROOM TWO**

9'5" x 8'11" (2.89 x 2.74)

**BEDROOM THREE**

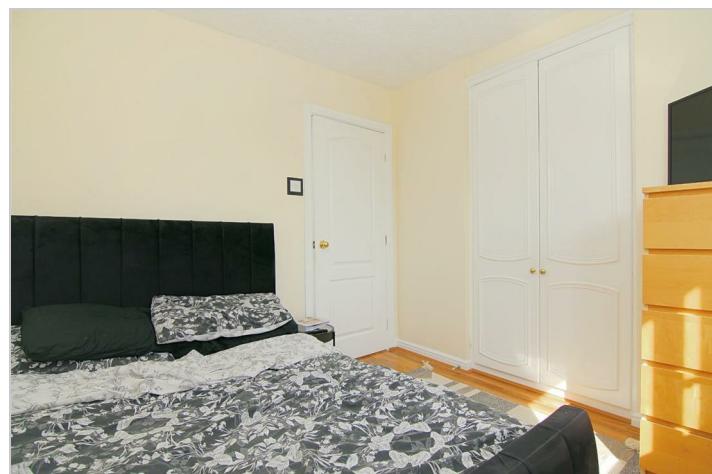
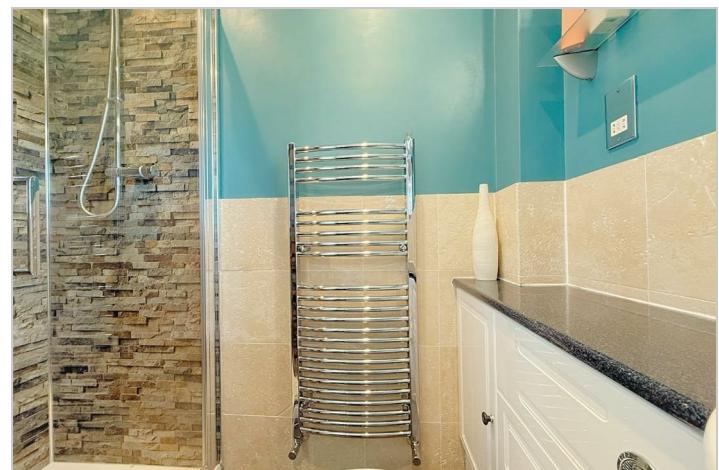
9'10" x 8'1" (3.02 x 2.47)

**BEDROOM FOUR**

10'4" x 8'1" (3.15 x 2.47)

**BATHROOM**

6'3" x 5'6" (1.91 x 1.69)



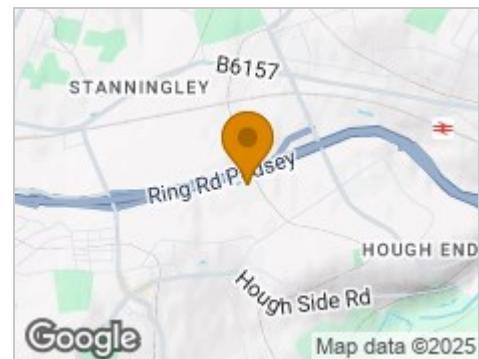
## Road Map



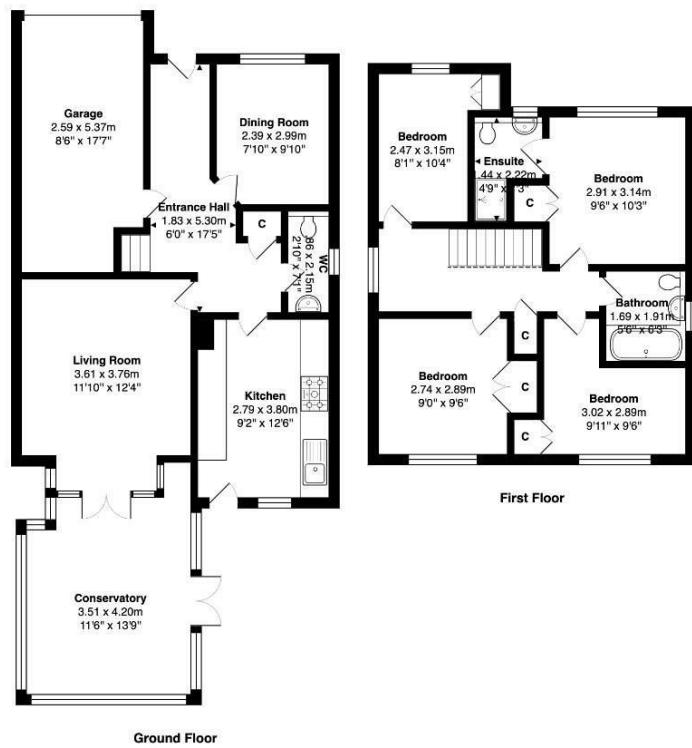
## Hybrid Map



## Terrain Map



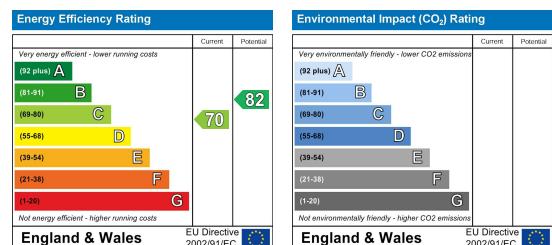
## Floor Plan



## 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.