

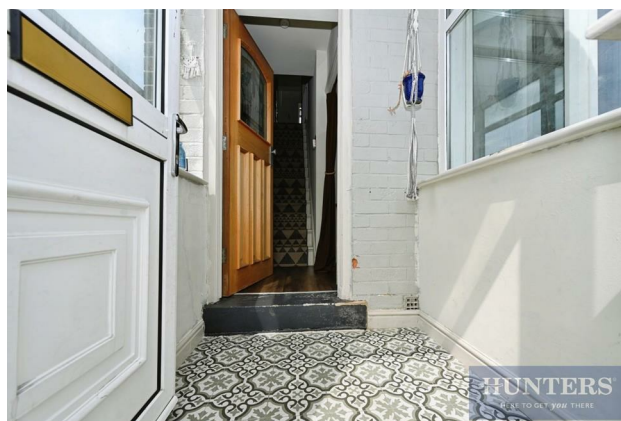
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33 Swincar Avenue, Yeadon, Leeds, LS19 7PF

Asking Price £245,000

Property Images



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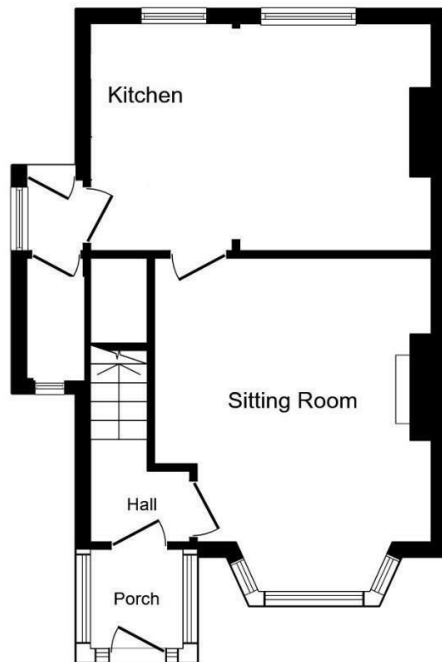
Property Images



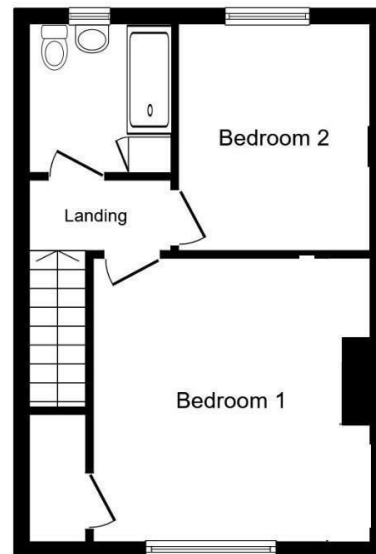
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Property Images




Ground Floor



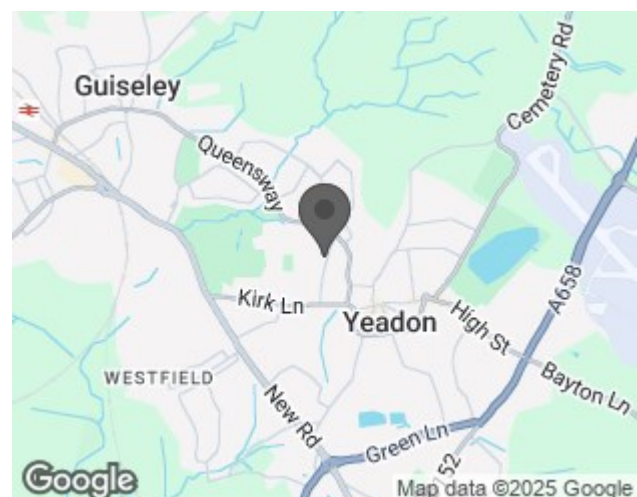
First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Map



Details

Type: House - End Terrace Beds: 2 Bathrooms: 1 Reception: 1 Tenure: Freehold

Summary

This beautifully presented and much-loved home is offered to the market in excellent condition and is sure to appeal to a range of buyers. Set within a quiet and well-established residential area, the property enjoys convenient access to local amenities, reputable schools, and excellent transport links.

Ideally positioned between Yeadon and Rawdon, residents benefit from a variety of independent shops, cafés, and everyday essentials, while the nearby centres of Guiseley and Horsforth offer further retail, dining, and leisure options. For families, the location is particularly attractive, with several well-regarded schools and open green spaces nearby. Those who enjoy the outdoors will appreciate the scenic countryside walks within easy reach.

Commuters are well served, with regular bus and rail connections to Leeds and Bradford. Nearby stations include Apperley Bridge, Guiseley, and Horsforth, offering efficient links for daily travel.

The property itself offers gas central heating and double glazing throughout. The accommodation includes an entrance porch leading into a welcoming hallway. The generous sitting room features a bay window and a living flame gas fire with a cast iron surround. To the rear, an open-plan dining kitchen is fitted with stylish shaker-style units, copper fittings, and French doors that open out to the garden – perfect for everyday family life or entertaining. A rear porch / utility room completes the ground floor.

Upstairs, there are two well-proportioned double bedrooms, one with a walk in wardrobe and a modern bathroom with a sleek three-piece suite. The loft is partially boarded and accessed via a pull-down ladder, offering useful storage space.

Externally, the home features a block-paved driveway with gated access, a smartly kept front garden, and a private rear garden with lawn, patio seating area, and raised planted borders – ideal for relaxing or entertaining in the warmer months.

Features

- BEAUTIFULLY PRESENTED BRICK BUILT END OF TERRACE • LARGE GARDEN TO REAR • OPEN PLAN DINING KITCHEN • FRONT AND SIDE PORCH • IDEAL FIRST TIME BUYER HOME • CLOSE TO SCHOOLS AND AMENITIES • VIEWING ESSENTIAL