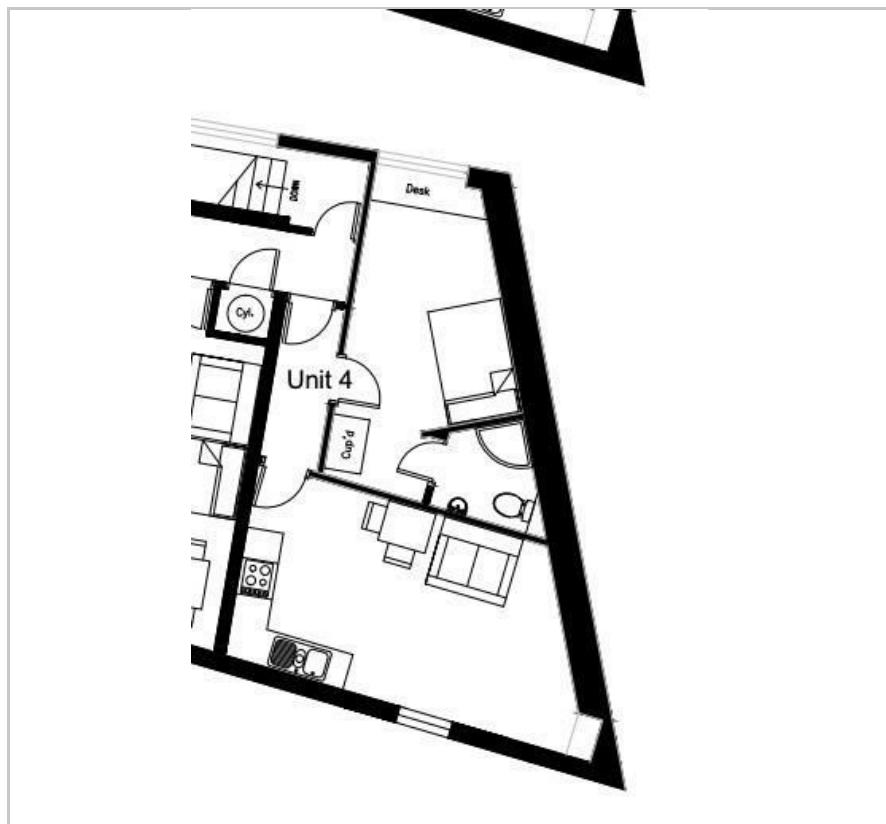


Flat 4 Swallow Hill 353 Tong Road  
, Leeds, LS12 4QG  
**£675 Per month**



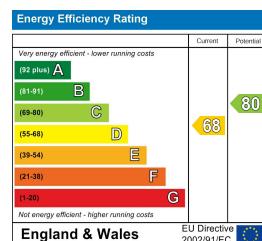
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our The Lettings Club Yorkshire (North & West) Office

on 0330 133 4919 if you wish to arrange a viewing  
appointment for this property or require further information

- One Bedroom Apartment
- Furnished
- Shower Cubical
- Well Proportioned
- Free Off Street Parking On First Come First Served Basis
- Available: 25th February 2026
- Electricity & Water Included In Cost Of Rent
- Easy Access To Local Amenities Of Rent
- Easy Access To Public Transport
- Communal Laundry Room

AVAILABLE: 25TH FEBRUARY 2026 - FURNISHED GROUND FLOOR ONE BEDROOM FLAT WITH ELECTRICITY & WATER INCLUDED IN COST OF RENT

We are delighted to offer this well proportioned, one bedroom flat, on the ground floor of a popular residential development. The flat has a spacious feel throughout and is offered furnished. Free off street parking is available on a first come first served basis. Other free on street parking is available close by. The cost of electricity and water is included in the cost of the rent.

A look inside the property:

The front door leads to an entrance hallway. Off the hallway is an ensuite bedroom with bed, bedside table and wardrobe. The ensuite consists of a toilet, wash basin and shower cubical. Also situated off the hallway, the open plan kitchen/living area offers a spacious feel with integrated hob, oven, extractor hood, fridge with freezer box and microwave. The property comes with a dining table, two dining chairs and a three seater sofa. A shared washing machine is available to use and is located opposite the apartment in the communal laundry room.

Location:

Situated in Armley, the property is within easy walking distance of local amenities. Leeds city centre is easily



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.