



60, Swardale Road, Leeds, West Yorkshire, LS14 5HN

*** NO CHAIN *** BetterMove is pleased to present this well proportioned three bedroom semi detached house ideally suited to families. Briefly comprises entrance hall, lounge/dining room, kitchen, three bedrooms and bathroom. The property benefits from gas central heating and UPVC double glazing and also features off road parking and gardens to the front and rear. It is offered with no onward chain.



Ground Floor

Entrance Hall

Leading to stairs and landing

Second Entrance Hall 4'10" x 6'3" (1.49 x 1.93)

Situated to the side of the property with storage cupboard/pantry and UPVC door to the side

Lounge/Dining Room 19'7" x 9'10" (5.99 x 3.01)

Spacious lounge/dining room with UPVC double glazed window to the front and rear and central heating radiator

Kitchen 11'0" x 9'7" (3.37 x 2.94)

Modern fitted kitchen with a range of wall and base units with black countertops and inset stainless steel sink and drainer with mixer tap, integrated electric oven and gas hob with stainless steel extractor over. Space for washing machine and fridge freezer. Almost fully tiled with UPVC double glazed window to the rear

First Floor

Bedroom One 13'6" x 8'11" (4.12 x 2.74)

Large double bedroom with front facing UPVC double glazed window, central heating radiator and built in storage cupboard

Stairs and Landing

With built in storage cupboards housing the central heating gas boiler

Bedroom Two 11'7" x 10'3" (3.54 x 3.14)

Double bedroom with UPVC double glazed window and central heating radiator

Bedroom Three 10'6" x 6'3" (3.21 x 1.93)

Single bedroom with UPVC double glazed window and central heating radiator

Bathroom 7'4" x 5'5" (2.24 x 1.66)

White suite comprising WC, pedestal wash hand basin, panelled bath with electric shower over, Large double bedroom with front facing UPVC double glazed window and central heating radiator with UPVC double glazed window

Outside

To the front of the property is driveway leading down the side of the property, a lawned area with shrubs. To the rear is an enclosed garden laid to lawn and paved patio area.

