

... Your proactive estate agent



**Swarcliffe Drive East, Leeds, LS14 5PQ**  
**Offers In Excess Of £325,000**



MODERN DETACHED HOUSE\*\* GOOD SIZED MODERN FITTED KITCHEN\*\* CORNER PLOT. This three bedroom detached house is situated in Leeds and briefly comprises: entrance hallway, living room, kitchen diner and utility. To the first floor are three bedrooms and modern bathroom. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE AND STYLE OF THIS BEAUTIFULLY PRESENTED PROPERTY.



## GROUND FLOOR ACCOMMODATION

### Entrance

Having composite entrance door with three double glazed diamond shaped frosted panels leading into:

### Entrance Hallway

Having modern central heating radiator, staircase giving access to the first floor accommodation, coving and doors leading off.

### Living Room

#### 4.88m x 3.50 plus recess (16'0" x 11'5" plus recess)

Having a feature electric fire with decorative timbers. Dado rail, uPVC double glazed bay window to the front elevation and further uPVC double glazed window to the side elevation. Television and telephone points. Ornate coving to the ceiling.

### Kitchen Diner

#### 6.86m x 4.15m (22'6" x 13'7")

With a range of base, wall and tall units in a grey high gloss finish. Integrated fridge freezer, twin microwaves and twin fan assisted electric ovens. Quartz worktops with matching upstands. Recessed one and a half sink with chrome mixer tap over. Slimline dishwasher, integrated wine cooler and central island with four ring induction hob with built-in extractor. Laminate wood flooring, two modern central heating radiators, two uPVC double glazed windows to the front elevation and powder coated aluminium bi-folding doors give access to the side elevation. Steel ceiling downlighters. Door leads to:

### Utility

Having roll top laminated work top, wall units in a cream high gloss finish with brushed steel handles. Plumbing for automatic washing machine, space for dryer and laminate wood flooring.

## FIRST FLOOR ACCOMMODATION

### Landing

With timber spindles and balustrade, uPVC double glazed window to the rear elevation, access to the loft, coving and built-in storage cupboard. Doors leading off.

### Bedroom One

#### 4.89m x 2.74m (16'0" x 8'11" )

Having a range of fitted modern wardrobes in a wood grain effect finish comprising: double wardrobe, triple wardrobe and overbed units. uPVC double glazed window to the front elevation, coving and central heating radiator.

### Bedroom Two

#### 3.19m x 2.90m (10'5" x 9'6" )

Coving, central heating radiator and uPVC double glazed window to the front elevation.

### Bedroom Three

#### 3.17m x 1.91m (10'4" x 6'3" )

uPVC double glazed window to the front elevation, coving, central heating radiator.

### Family Bathroom

#### 1.95 x 1.71m (6'4" x 5'7" )

Having a modern white suite comprising: 'P' shaped panel bath with side mounted chrome mixer tap over, mains shower above, chrome fittings with fixed and floating shower head and glass shower screen. Close coupled w,c and vanity wash hand basin with chrome mixer tap over

and white high gloss storage beneath. Tiled to ceiling height to all walls, chrome ceiling downlighters, uPVC double glazed frosted window to the front elevation and chrome heated towel rail.

## EXTERIOR

### Front

Lawned area, 'Indian' stone steps lead up and give access to front door with courtesy lantern. The pathway continues across the front of property and leads to pedestrian access gate giving access to:

### Sides and Rear

Fully enclosed with perimeter fence with 'Indian' stone patio. to the far side the lawn wraps around and there is a flagged driveway which leads to vehicular access gate which leads down the rear of the property giving further off street parking. Pitched roof Pagoda with timber spindles and balustrade providing covered seating area.

## HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

## MAKING A OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to

'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.

To arrange a no obligation appointment please contact your local office.

### **MEASUREMENT'S**

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

### **OPENING HOUR'S**

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

### **TENURE AND COUNCIL TAX BANDING**

Tenure: Freehold

Local Authority: Leeds

Tax Banding: C

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or

obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

### **UTILITIES BROADBAND & MOBILE COVERAGE**

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains

Broadband: 5G

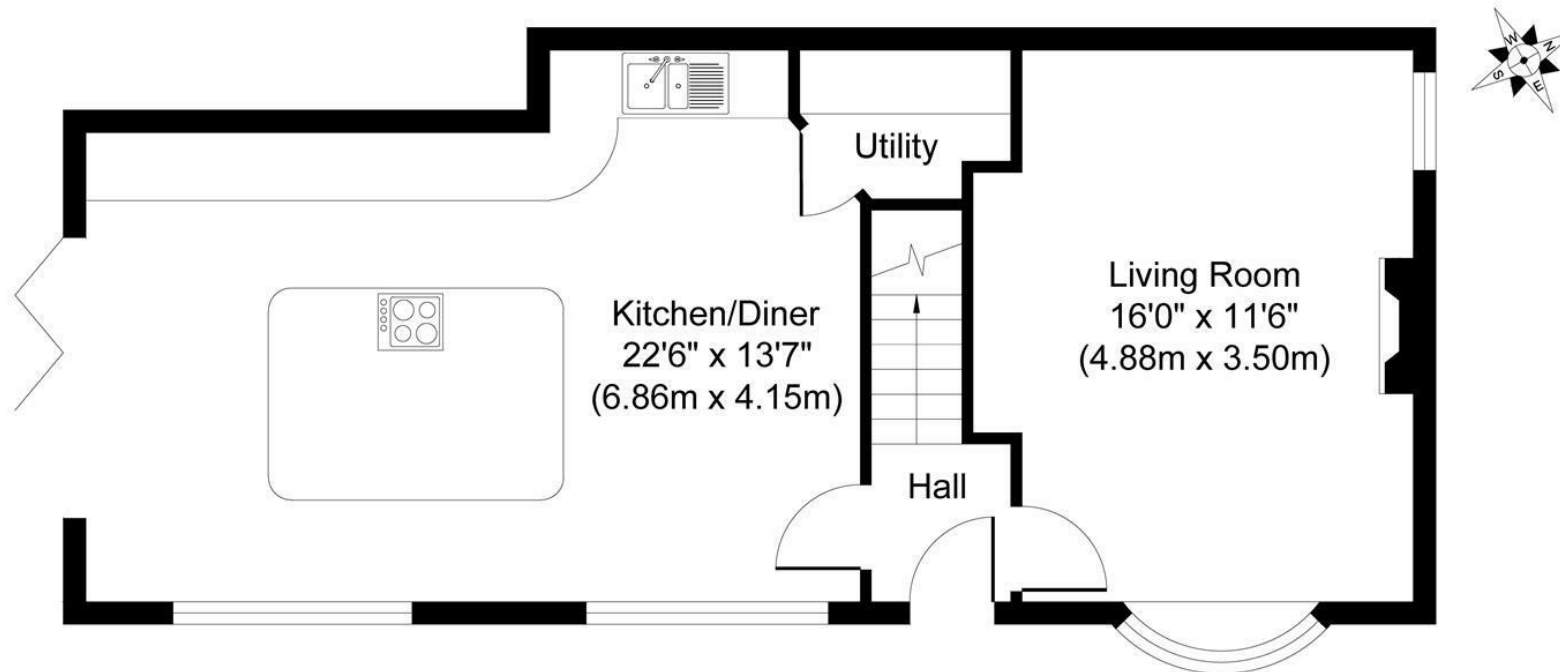
Mobile: Ultrafast

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

### **VIEWING'S**

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



**Ground Floor**  
**Approximate Floor Area**  
**591 sq. ft**  
**(54.92 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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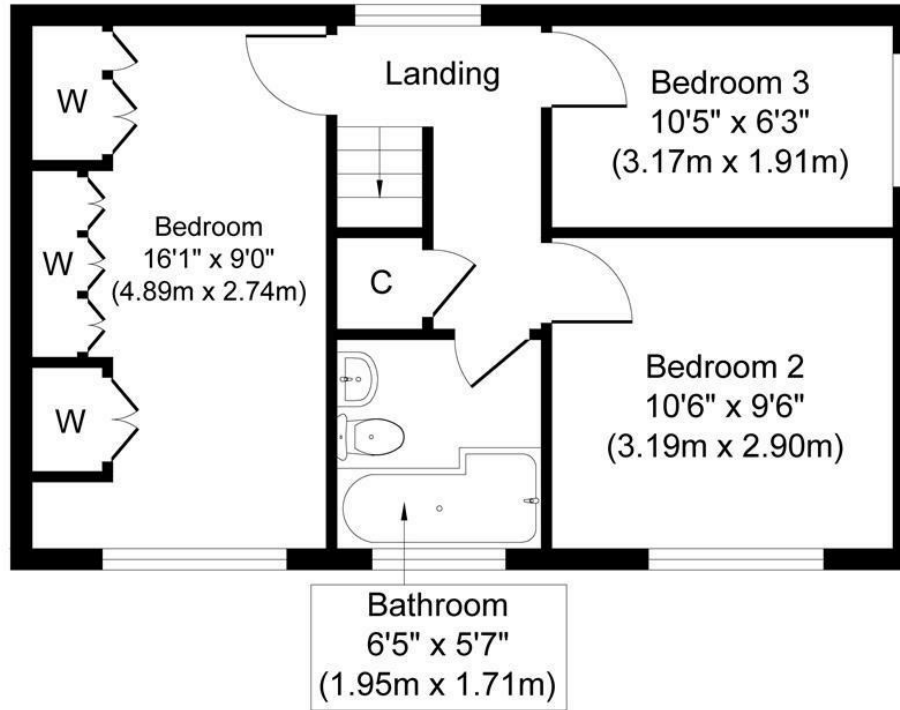
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**First Floor**  
**Approximate Floor Area**  
**423 sq. ft**  
**(39.28 sq. m)**

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