

# Park Row



**Swillington Lane, Leeds, LS15 4LH**

**Offers In Excess Of £325,000**



**\*\*RECENTLY RE-DECORATED THROUGHOUT\*\*DETACHED BUNGALOW\*\*TWO BEDROOMS\*\*CONSERVATORY\*\*GARAGE\*\*PARKING\*\*OPEN VIEWS OVER FIELDS TO THE REAR\*\*NO UPWARD CHAIN\*\*GARDENS TO THE FRONT AND REAR\*\***

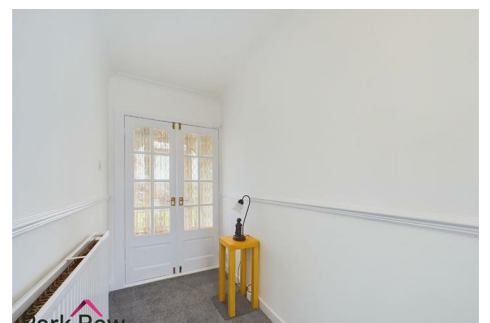
Welcome to this charming detached recently decorated bungalow located on Swillington Lane in Leeds. This delightful property boasts two cosy bedrooms, perfect for a small family or those looking for a spare room or home office. The spacious reception room offers a comfortable space to relax and entertain guests.

One of the highlights of this property is the conservatory, providing a lovely spot to enjoy the natural light and views of the outdoors all year round. Imagine sipping your morning coffee or curling up with a good book in this tranquil space.

With a garage and parking available, you'll never have to worry about finding a spot for your vehicle. The open view to the rear of the property adds a sense of tranquillity and privacy, creating a peaceful oasis to unwind after a long day.

What's more, this property comes with no upward chain, making the buying process smoother and quicker. Don't miss out on the opportunity to make this charming bungalow your new home. Contact us today to arrange a viewing and experience the warmth and comfort this property has to offer.

**VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US ON 01977 681122 TO BOOK A VIEWING. 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAY AND 1.00PM SATURDAYS**



## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a uPVC door with double glazed windows inside with diamond shaped lead beading and two matching windows either side which leads into:

### PORCH

Wooden single glazed double doors which lead into;

### ENTRANCE HALLWAY



Central heating radiator, loft access, door which leads into a storage cupboard and internal doors which lead into;

### DINING ROOM

12'9" x 10'9" (3.91 x 3.30)



Two double glazed windows with diamond shaped lead beading to the side elevation, wooden double doors with diamond shaped lead beading windows inside and matching panels either side which leads into the sun room, two central heating radiators and an open doorway which leads into:



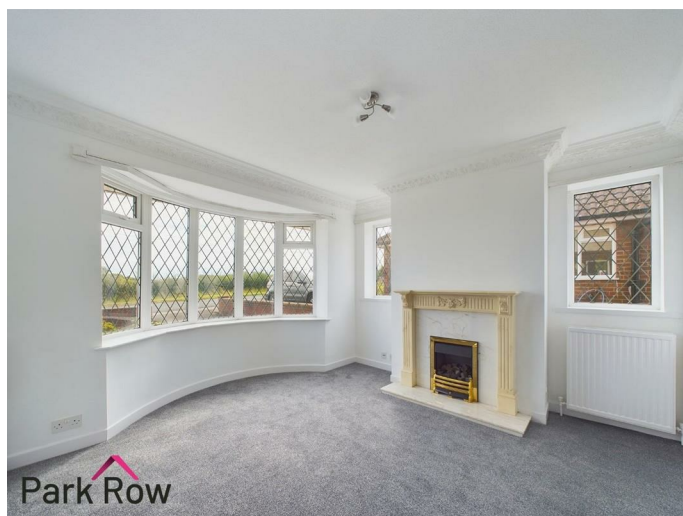


## LOUNGE

10'11" x 11'11" (3.35 x 3.64)



Two double glazed windows with diamond shaped lead beading to the side elevation, double glazed bay window with diamond shaped lead beading the the front elevation, two central heating radiators plus a gas fire set within a marble hearth and wooden surround.



## KITCHEN

8'7" x 6'9" (2.64 x 2.08)



Wall and base units in a cream shaker-style finish, tiled splashback, roll edge laminate worktops. recently fitted flooring, one and a half stainless steel drainer sink with chrome taps over, space for a free standing cooker, space and plumbing for washing machine, space for undercounter fridge plus a single glazed window and a singled glazed door both with diamond shaped lead beading which leads into to the sunroom.



### SUN ROOM

9'4" x 16'5" (2.86 x 5.02)



Accessed via the door to the side elevation, double doors from the dining room, door in the kitchen and the door from the inner hallway and includes; obscure double glazed windows and an obscure double glazed door to the side elevation, two double glazed windows to the rear elevation plus a sloping double glazed roof.



### INNER HALLWAY

4'6" x 11'4" (1.38 x 3.46)

Windows to the rear and side elevation, sloping double glazed roof and a door which leads into an outside old coal shed which can be used for storage.

### BEDROOM ONE

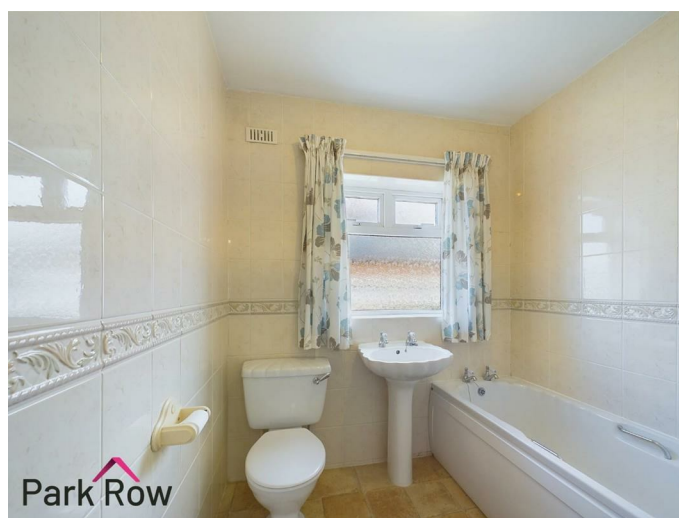
11'4" x 11'10" (3.46 x 3.63)



Double glazed window with diamond shaped lead beading to the front elevation and a central heating radiator.

### FAMILY BATHROOM

6'9" x 5'7" (2.07 x 1.71)



Obscure double glazed window to the side elevation and includes a white suite comprising; panel bath with chrome taps over, low level w/c, handbasin with chrome taps over, fully tiled floor to ceiling plus an extractor fan to side elevation wall.



## BEDROOM TWO

11'5" x 10'5" (3.49 x 3.19)



Single glazed window with diamond shaped lead beading which looks into the the inner hallway, central heating radiator plus built in white wooden wardrobes to each side and above the bed.



## EXTERIOR

## FRONT



To the front of the property there is a spacious concrete driveway which leads right down to the rear garden and allows access to the garage with parking for multiple vehicles, perimeter brick built dwarf wall to the front and right hand side, paved area leading to the entrance, border surrounding filled with beautiful plants and bushes, the rest is mainly lawn.





## REAR



Accessed via the side of the property from the front where you will stop out onto; a paved area with space for seating, curved paved pathway which leads to a further paved section with more space for seating, dwarf wall surrounding the pathway, curved borders surrounding the lawn filled with plenty of mature bushes and plants, good-sized lawned section to the centre, perimeter fencing to the right hand side and brick built dwarf walls to the left hand side and the rear which allows you to have a great view of the fields behind.





## VIEW



## GARAGE

Accessed via a white up and over door and includes; great space for storage and a glazed window to the right hand side.

## TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: Leeds City Council

Tax Banding: D

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.

## MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains/Metered

Broadband: Fibre (FTTP)

Mobile: 4/5G

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.

## HEATING AND 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 AN 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.

## MEASUREMENTS

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 HOURS

CALLS ANSWERED :

Mon, Tues, Weds, Thurs and Fri - 9.00am to 5.30pm

Saturday - 9.00am to 1.00pm

Sunday - Closed

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

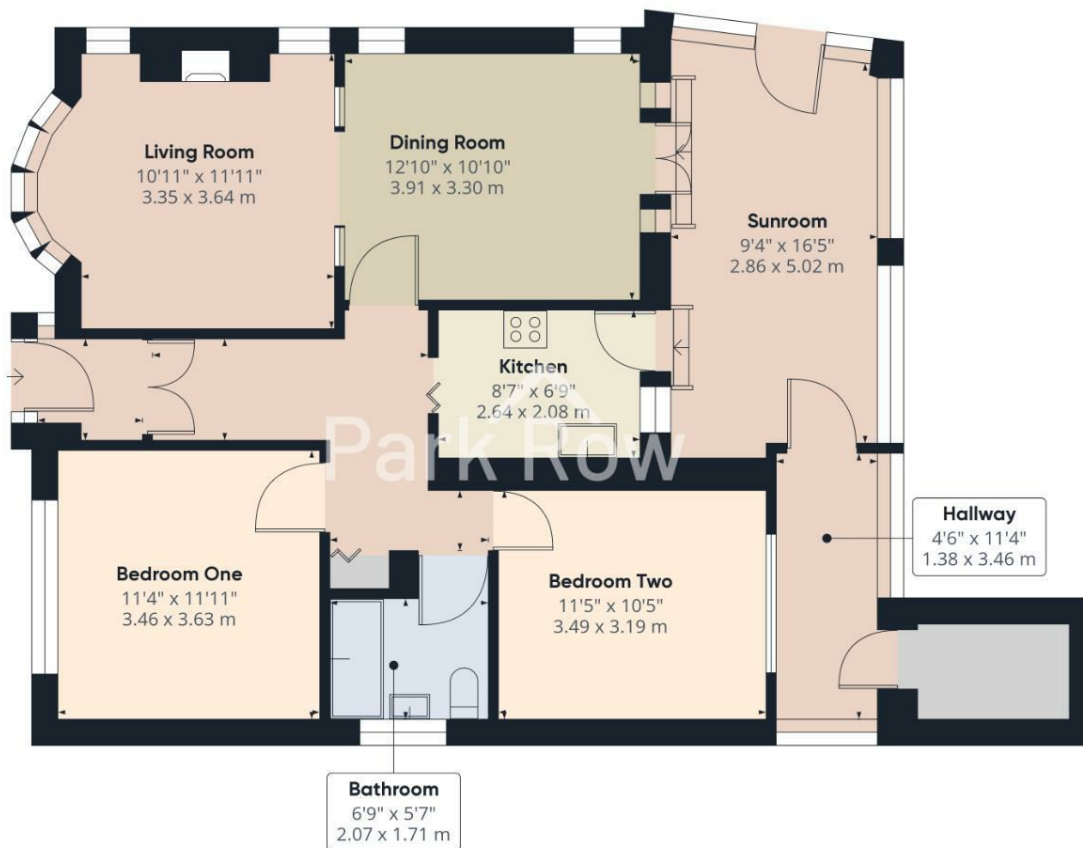
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

## VIEWINGS

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.



**Park Row**

Approximate total area<sup>n</sup>  
1014.35 ft<sup>2</sup>  
94.24 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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