

The Crest, Swillington, Leeds

Combi boiler | Parking for three vehicles on the driveway | Large gardens to front and rear | Very private | No onward chain | Ground floor W/C | Modern kitchen | Summer room

3 Bed Semi Detached House | Asking Price: **£229,950**

Rosedale
& Jones 

The Crest, Swillington, Leeds

DESCRIPTION

NO ONWARD CHAIN. A spacious property with huge gardens and plenty of parking. Close to Leeds and Castleford centres.

Key Features

- Combi boiler
- Parking for three vehicles on the driveway
- Large gardens to front and rear
- Very private
- No onward chain
- Ground floor W/C
- Modern kitchen
- Summer room



LOCATION

Situated on an elevated position on a very quiet street on the outskirts of Leeds, the property is conveniently positioned about 15 minutes by car from both Leeds and Castleford. Access to amenities could not be much better with plenty available locally, but a wide range of restaurants, shopping centres and entertainment venues being provided by the two larger urban areas mentioned above. The commuter links are also very good with easy access to motorways and public transportation. Finally, the area is also blessed with some incredible natural beauty spots, ideal if you like the outdoors.

EXTERIOR

Front

A large enclosed front garden, consisting of a block paved driveway which can comfortably accommodate three vehicles with off street parking and decorative borders.

Rear

Featuring a raised patio area which supports some garden furniture and plenty of storage, including space for four sheds: one small, two medium and a large. There is a low maintenance, two tiered grass lawn with floral decorations. The garden is enclosed on all sides with an access gate to the front of the property, a lovely environment for family life.

INTERIOR - Ground Floor

Entrance Hall

Space for shoe and coat storage, a UPVC exterior door to the front aspect and a Central Heated radiator.

Lounge & Dining Area

5.62m x 4.94m

This huge space can accommodate a wide range of furniture layouts, including a four seated dining table and chairs, if preferred. The room features a large (electric) fireplace with a beautiful Granite hearth. Two Central Heated radiators. Double Glazed windows to the front and rear aspects also let in plenty of natural light.

Kitchen

5.69m x 2.25m

A modern installation with a generous amount of storage space. Supported appliances include: a fitted double electric oven, with four gas 'ring' hobs and a fitted extractor fan above. A freestanding washing machine and 'American style' fridge freezer. Other features include: soft close drawers, a 1.5l stainless steel sink and drainer and LED spotlights. Central Heated radiator, Double Glazed windows to the front and rear aspects, once again let in lots of natural light, a Double Glazed UPVC exterior door to the summer room.

Summer Room

2.84m x 2.31m

A relaxing space to sit and enjoy a cup of tea in the warmer months of the year surrounded by the colours and sounds of the gardens. Lots of natural light and Double Glazed throughout with access to the front and rear exterior.

W/C

Contains a w/c and a compact wash basin.

INTERIOR - First Floor

Landing

Loft access.

Bedroom One

4.22m x 2.78m

Large enough for a King-size bed and some associated furniture, as preferred. The room also features fitted treble wardrobes. Central Heated radiator and Double Glazed windows to the front elevation. Storage cupboard.

Bedroom Two

4.16m x 2.72m

Large enough for a King-size bed and associated furniture. Central Heated radiator and Double Glazed windows to the rear elevation.

Bathroom

Fully tiled walls, a wash basin with fitted storage units underneath, a bathtub and a large separate shower cubicle. Central Heated towel rack and a 'frosted' Double Glazed window to the rear elevation.

Separate W/C

A separate W/C which can be handy if you have children. The space could be altered so that it is part of the main bathroom too if preferred.

Bedroom Three

3.88m x 2.14m

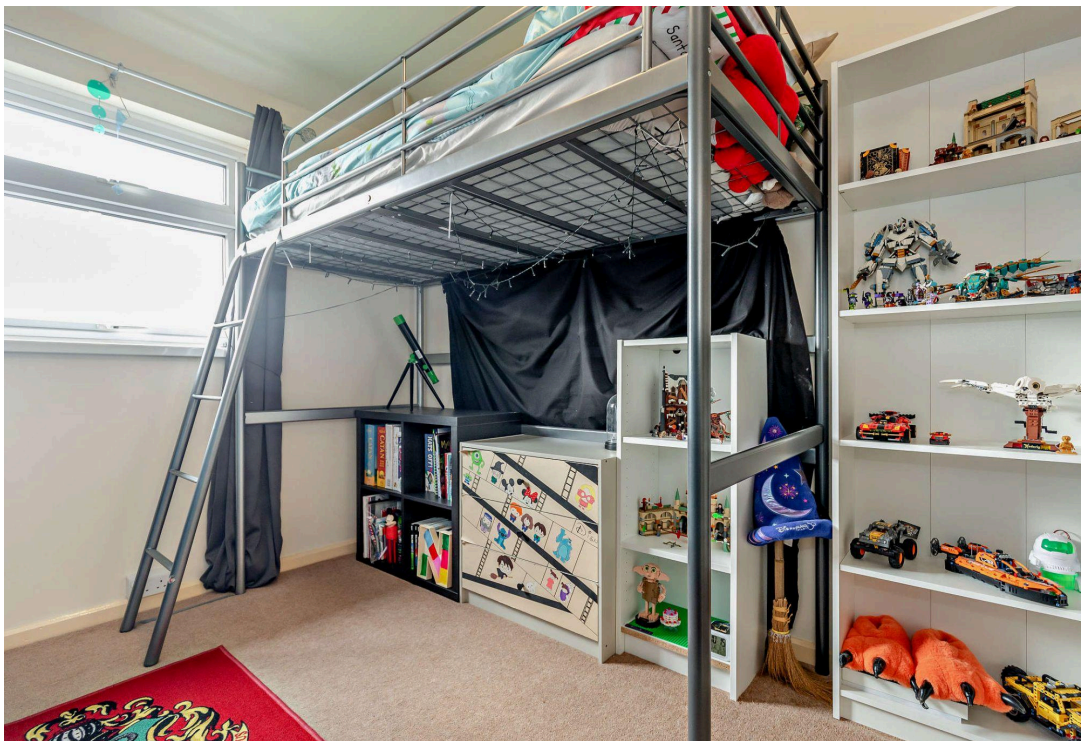
Large enough for a double bed and some associated storage furniture, but more spacious with a single or a three quarter length bed. Ideal as a child's bedroom, a nursery, a home office, or possibly a home gym/dressing room. Central Heated radiator and Double Glazed windows to the front elevation.

Unique Reference Number

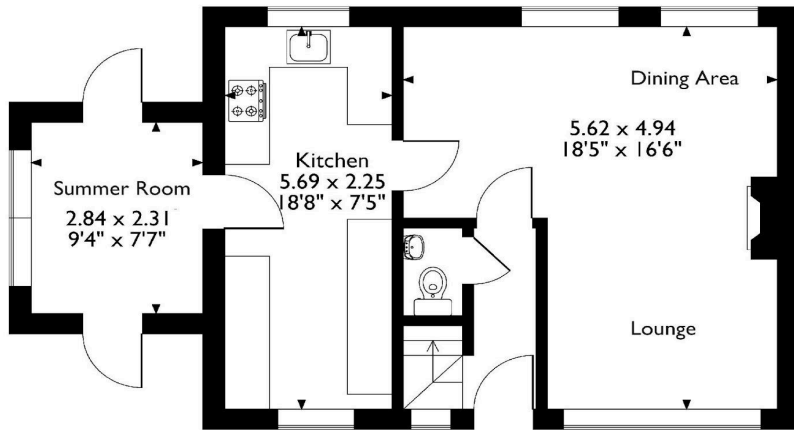
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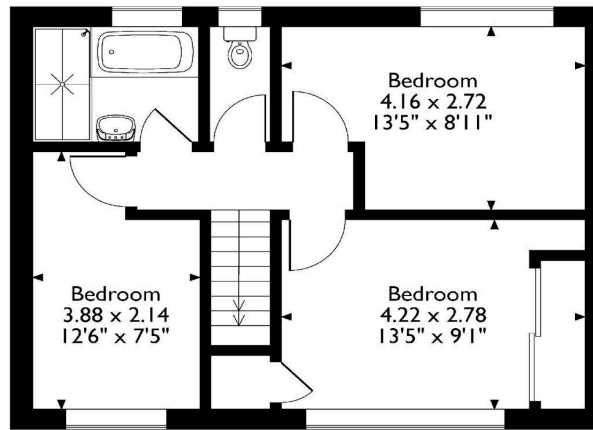
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The Crest, Swillington, Leeds, Approximate Gross Internal Area 92 Sq M/990 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		78	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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