



**Swinnow Drive, Leeds, LS13 4NS**

**welcome to**

**Swinnow Drive, Leeds**

This smart semi-detached home on Swinnow Drive offers three bedrooms, a sleek modern kitchen, and a handy utility room. With a multi-car driveway and a neat front garden, it's practical, stylish, and ready to move straight into.



## Property Information

This attractive semi-detached property on Swinnow Drive offers an excellent blend of modern living and practical space, making it ideal for families or first-time buyers. Boasting three well-proportioned bedrooms, the home features a stylish modern kitchen and a convenient utility room, providing ample storage and functionality for busy households. Externally, the property stands out with a generous multi-car driveway and a charming front garden, creating a warm and welcoming first impression. Overall, this home delivers comfort, convenience, and contemporary style in a sought-after location.

## Entrance Hall

The entrance hall features laminate flooring and carpeted stairs leading to the first floor, and a useful storage cupboard.

## Lounge

14' x 12' 5" ( 4.27m x 3.78m )

The lounge benefits from a double-glazed bay window to the side and is finished with comfortable carpet flooring.

## Kitchen Diner

12' 5" x 10' 11" ( 3.78m x 3.33m )

The kitchen diner offers base units with worktops over, a stainless steel sink, laminate flooring, an integrated oven with gas hob and extractor fan, a radiator, a double-glazed window to the front, and ample space for a table and chairs.

## Utility Room

10' 1" x 5' 10" ( 3.07m x 1.78m )

The utility room includes base units, laminate flooring, space for a washing machine and dryer, a door to the front, and double-glazed windows to both the front and side.

## Landing

The landing features carpeted flooring, storage cupboards, and stairs leading down to the ground floor.

## Bedroom One

14' 2" x 12' 7" ( 4.32m x 3.84m )

Bedroom One features a double-glazed bay window to the side, mirrored fitted wardrobes, cosy carpet flooring, and a radiator.

## Bedroom Two

8' 4" x 4' 8" ( 2.54m x 1.42m )

Bedroom Two includes a double-glazed window to the front, carpeted flooring, and a radiator.

## Bedroom Three

8' 10" x 7' 2" ( 2.69m x 2.18m )

Bedroom Three offers a double-glazed window to the side, carpeted flooring, and a radiator.

## Bathroom

The bathroom features tiled flooring, a frosted double-glazed window to the side, a bath with shower over and glass screen, a heated towel rail, a WC, and a wash basin with storage unit.

## Front Garden

The front garden features double gated access hedged and fenced borders, a lawned area, mature bushes and shrubs, a shed, and a patio that also serves as a multi-car driveway.



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## Swinnow Drive, Leeds

- 3 BEDROOMS
- MULTI-CAR DRIVEWAY
- FRONT GARDEN
- MODERN KITCHEN
- UTILITY ROOM

Tenure: Freehold

EPC Rating: D

Council Tax Band: B

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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