



**Swinnow Road, Leeds, LS13 4DN**

**welcome to**

**Swinnow Road, Leeds**

This end-terraced home on Swinnow Road spans three storeys and offers a spacious lounge, two good-sized bedrooms, a handy cellar and a private garden. Packed with potential and well-situated, this property is one not to miss—early viewing is strongly advised!



## Property Information

This charming end-terraced property on Swinnow Road offers spacious and versatile living across three storeys, making it an ideal home for first-time buyers or those looking to upsize. The property features two well-proportioned bedrooms, a generous lounge perfect for relaxing or entertaining, and a useful cellar providing valuable additional storage or potential for conversion. Outside, a private garden offers a pleasant space to enjoy the outdoors. With its excellent layout and sought-after location, early viewing is highly advised to fully appreciate everything this home has to offer.

## Ground Floor Entrance Porch

The entrance porch provides access to both the lounge and the door leading outside.

## Lounge

14' 7" x 12' 8" ( 4.45m x 3.86m )

The lounge features a double-glazed window to the front, laminate flooring, a radiator, a feature fireplace, stairs leading to the first floor, and a bi-folding door opening into the kitchen.

## Kitchen

10' 10" x 5' 1" ( 3.30m x 1.55m )

The kitchen offers wall and base units with worktops over, a stainless-steel sink and drainer, a double-glazed front window, an integrated gas hob with electric oven and extractor fan, plumbing for a washing machine, laminate flooring, a folding door to the cellar and a bi-folding door leading back to the lounge.

## First Floor Landing

The landing provides access to the first and second floors via the staircase.

## Bedroom Two

14' 6" x 10' 8" ( 4.42m x 3.25m )

Bedroom two features a double-glazed window to the front, carpeted flooring and a radiator.

## Bathroom

The bathroom includes a WC, wash basin, bath with shower over, a frosted double-glazed front window, tiled walls around the bath and basin, and tiled flooring.

## Second Floor Landing

The landing provides access via stairs leading up to the second floor.

## Bedroom One

18' 4" x 14' 6" ( 5.59m x 4.42m )

Bedroom one is a large front-facing room featuring a double-glazed window, carpeted flooring and a radiator.

## Cellar

The cellar comprises three separate rooms divided by a hallway, with access via stairs from the kitchen, and benefits from electricity and a double-glazed front window.

## Front Garden

The front garden features fenced borders, a lawned area, decking, a bark section, and steps leading up to the front door.

## Parking

Parking is available on street.



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## Swinnow Road, Leeds

- 3 STOREYS
- 2 BEDROOMS
- CELLAR
- GARDEN
- SPACIOUS LOUNGE

Tenure: Freehold  
EPC Rating: Awaiting  
Council Tax Band: A

**£165,000**



Please note the marker reflects the postcode not the actual property

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