



SWINNOW GARTH,
SWINNOW, NR
PUDSEY, LS13 4TB
£155,000

3 Bedroom House

LINLEY &
SIMPSON

GREAT PROPORTIONED FAMILY HOME. Available for sale CHAIN FREE is this brilliant three bedroom, family home on a cul-de-sac in Swinnow (between Pudsey and Bramley). The house is a blank canvass but includes two reception rooms, kitchen, bathroom, three bedrooms, bathroom and a conservatory at the rear.

Bramley is a historic Yorkshire town which was originally built for millworkers due to Leeds' famed involvement in the textile industry. Located in West Leeds nestled between Kirkstall and Pudsey, Bramley is a residential town but it is certainly self-sufficient with supermarkets and shops and a bustling town centre. Bramley also has fantastic road links and easy access to the motorways and bus links too for commuting, not to mention its train station which is less than 15 minutes from Leeds City Centre. There are communal green spaces to be found throughout and there are good primary and secondary schools close by and there are remnants of Bramley's historic past in the form of many stone mills from the industrial revolution.

Ground Floor

Entrance Hall

Entrance into this family home is via the front door that leads into a small (but handy) entrance hall.

Living Room

At the front of the house there is a large living room which has a front facing bay window which faces down the cul-de-sac which means it is not looking onto another house or windows. This is a very good-sized room, which is a blank canvass ready to be loved again including the original exposed floorboards.

Dining Room

To the rear of the living room and accessed off it is the rear facing dining room. There is a nice laminate floor in the dining room as well as access to the kitchen and conservatory. It is our opinion that you could potentially knock the dining room into the kitchen to create a larger open-plan space but we would advise speaking to a builder/engineer before doing so.

Kitchen

Located at the rear of the ground floor is the house kitchen which although a traditional, 'galley kitchen' it does have fantastic cupboard and worktop space. There is a double electric oven and gas hob as well as the modern combi boiler in this room.

Conservatory

Located off the dining room is the conservatory which is a nice garden room/ extra reception space.

First Floor

Master Bedroom

The master bedroom is a double bedroom with a large window to the front aspect and a central heating radiator.

Bedroom Two

Located on the first floor at the rear, the second bedroom is another double bedroom with a lovely view over the private rear garden and the school playing fields beyond.

Bedroom Three

The third bedroom is at the front of the house and is a nice sized single bedroom.

House Bathroom

Fitted with a white three-piece suite comprising a full-sized bath with over-head shower, toilet and hand basin with floor to ceiling tiling.

External

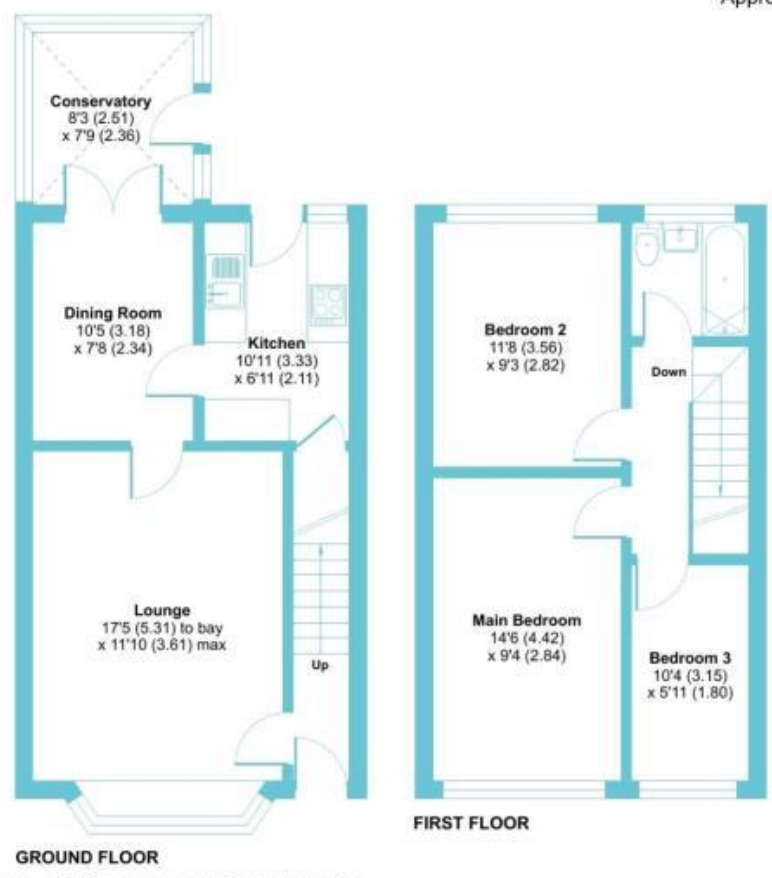
Externally to the front there is a nice, well established front garden which many of the neighbours have created a driveway in for off street parking. To the rear of the house there is a nice garden which is in two parts with a path running through which only provides access for one neighbour.



Swinnow Garth, Leeds, LS13

Approximate Area = 887 sq ft / 82.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickhcom 2022. Produced for Linley & Simpson. REF: 526111

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