



SWINNOW ROAD,  
BRAMLEY, LS13 4PG  
£168,000

3 Bedroom House

LINLEY &  
SIMPSON

UNEXPECTEDLY BACK ON THE MARKET is this semi-detached home which is need of updating but is one not to be missed. It is situated in this popular residential location and gives excellent access to the ring road and local amenities and would make a great first home or investment. Offered CHAIN FREE.

The property benefits from having an entrance hall with staircase rising to first floor, living room, dining room and kitchen. From the landing is access via a hatch and drop land ladder to the loft space which is part boarded for storage. There is two good sized double bedrooms, third bedroom and family bathroom.

The home also has the added benefit of having off street parking leading to a detached garage and large garden to the rear. This home is one not miss

The location of property is ideal for commuting to Pudsey, Leeds and Bradford via the Leeds and Bradford Road which also provides access to Bramley centre shops schools and amenities and also to access the delightful nature reserve and canal walks at Rodley village.

#### ENTRANCE HALLWAY

From the front of the property you enter into the large hallway with stairs to the first floor landing and doorway leading to the living room.

#### LIVING ROOM

The spacious lounge has double glazed window to the front, feature gas fire and surround, telephone and tv point.

#### DINING ROOM

To the rear there is a dining room just off the kitchen with window overlooking the rear garden.

#### KITCHEN

The kitchen area has a range of base and wall mounted units, gas cooker point, plumbing for washing machine, sink and drainer unit, large pantry and window to the rear with door leading to the side of the property.

#### LANDING

The landing gives access to all three bedrooms and family bathroom. Window to the side.

#### BEDROOM ONE

The master bedroom has a range of built in wardrobes and window to the front.

#### BEDROOM TWO

The second double bedroom has window to rear.

#### BEDROOM THREE

Ideal as a study or nursery the third bedroom has window to the front.

#### HOUSE BATHROOM

The family bathroom comprises of a coloured suite including low flush wc, wash hand basin and panelled bath with shower above. Windows to side and rear.

#### OUTSIDE

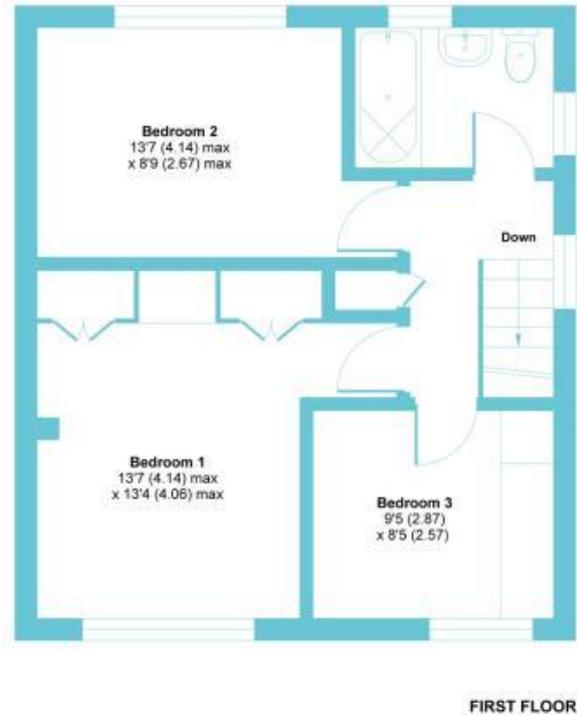
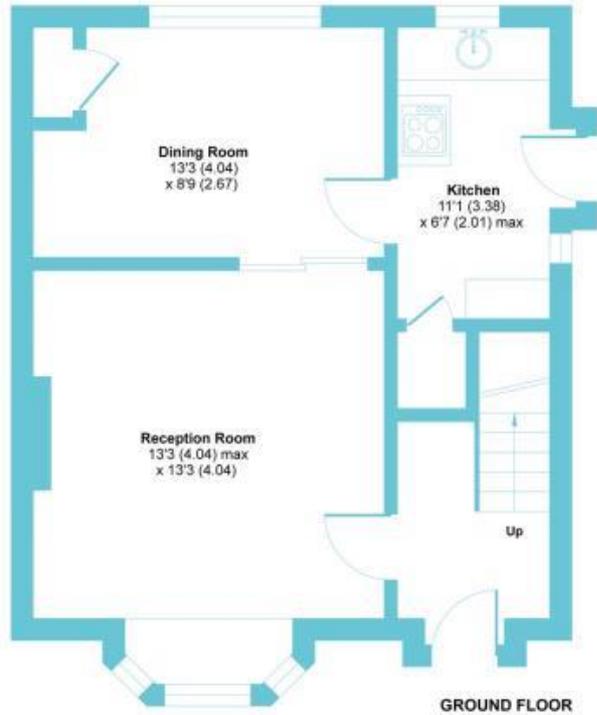
The family home has off street parking leading to the detached garage, the front garden is mainly laid to lawn with mature shrubs to all perimeters. To the rear there is an attractive garden mainly laid to lawn with shed to the corner and mature shrubs to the borders.



# Swinnow Road, Leeds, LS13

Approximate Area = 898 sq ft / 83 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). © nichecom 2021. Produced for Linley & Simpson. REF: 717947

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		

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

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