

KATH WELLS

ESTATE AGENTS & VALUERS

11 Swallow Crescent Leeds



2 Bedroom House - Terraced £129,995

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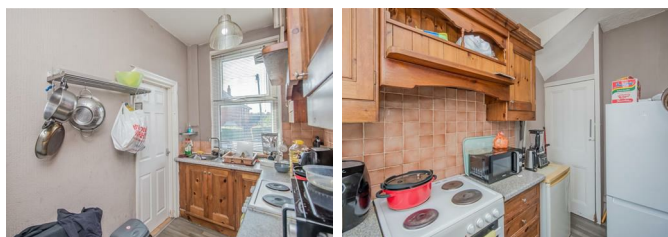
GROUND FLOOR:

Living Room:



Access via a front entrance door, double glazed window, central; heating radiator, stairs rising to the first floor

Fitted Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, cooker point, space for a fridge / freezer, stairs down to the cellars

Cellars:

A useful storage area divided into two rooms

FIRST FLOOR:

Landing:

Access to the first floor accommodation, stairs rising to the second floor

Bedroom One:



Double glazed window, central heating radiator, ample space for a range of bedroom furniture

Bathroom / WC:



Double glazed window, central heating radiator, a white suite comprising of a panelled bath with a shower above, pedestal wash basin, low flush WC

SECOND FLOOR:

Bedroom Two:

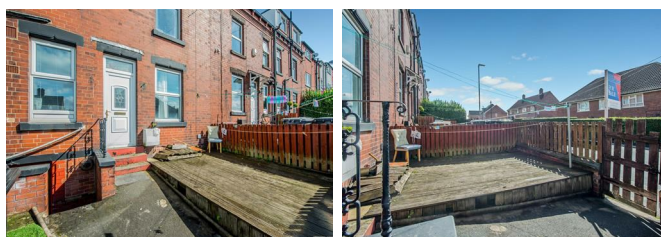


Double glazed window, central heating radiator

TO THE OUTSIDE:



Gardens:



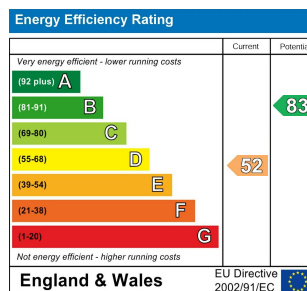
This property benefits from having a small enclosed garden frontage with a decked seating area.

Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: E

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0661-2829-7193-9671-9761>



Ground Floor



First Floor



Second Floor

