

KATH WELLS

ESTATE AGENTS & VALUERS



11 Swallow Crescent, Leeds, LS12 4RB

Asking Price £125,000

CHAIN FREE OR COMES WITH TENANT -

A Two Bedroom Back to Back Property situated in a popular residential area of Armley amidst similar style property. Local Amenities such as Shops, Schools and Transport Links to Leeds City Centre and Surrounding Areas are within walking distance, Bramley Railway Station and the Motorway Networks are a short drive away.

Briefly throughout and to the ground floor the property comprises of a LIVING ROOM with stairs rising to the first floor, a FITTED KITCHEN with an ample range of cabinets and work surfaces, CELLARS providing a useful storage area.

To the first floor there is a good sized DOUBLE BEDROOM with ample space for a range of bedroom furniture and a BATHROOM / WC with a white suite and a shower over the bath. To the second floor there is a further DOUBLE BEDROOM.

This property would make an ideal purchase for a variety of buyers including FIRST TIME BUYERS and LANDLORDS (possible rental income circa £725.00pcm). Early internal viewing is highly recommended and can be arranged by contacting the office on 0113 231 1033 / sales@kathwells.com.

Council Tax Band: A / EPC Rating: E

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:

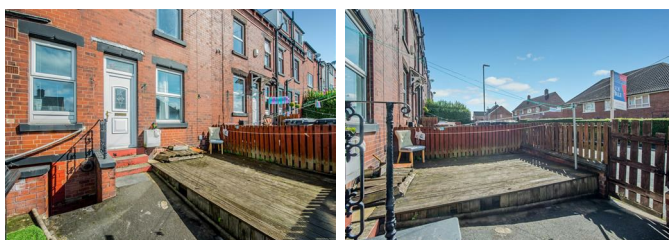


Double glazed window, central heating radiator

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>

Floor Plan

Ground Floor



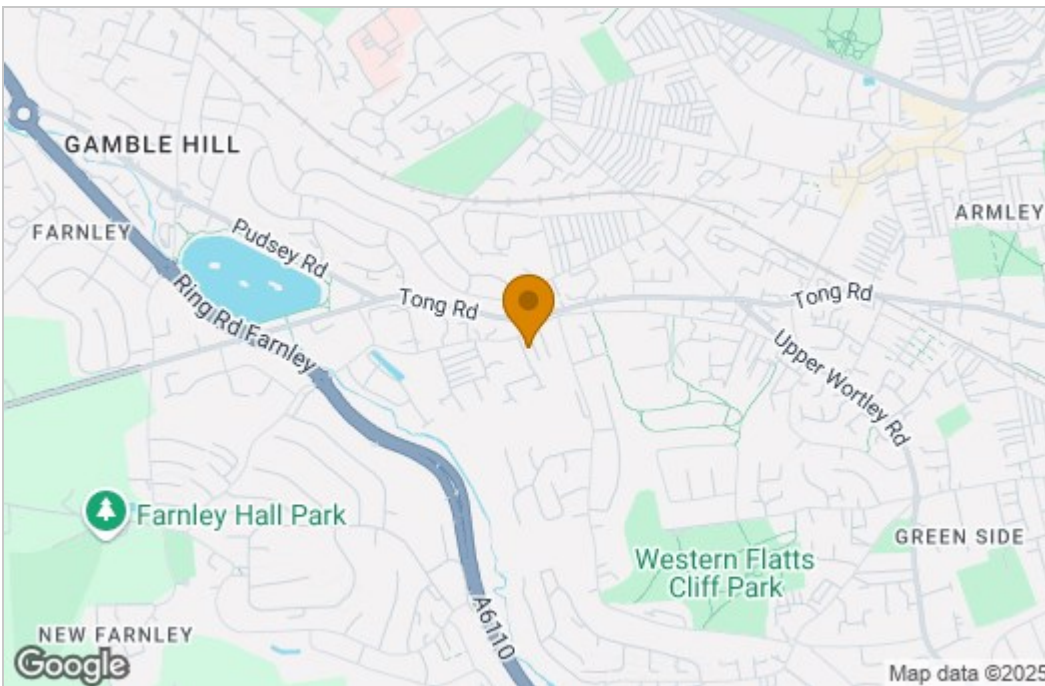
First Floor



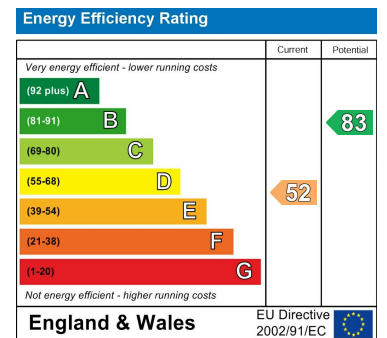
Second Floor



Area Map



Energy Efficiency Graph



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