

SWARCLIFFE AVENUE

Leeds, West Yorkshire LS14 5LS

2 bedroom homes with private gardens and off-road parking

AVAILABLE TO RESERVE OFF PLAN



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Stonewater proudly presents a **collection of two and three bedroom homes for shared ownership** at its brand new development on Swarcliffe Avenue, approximately five miles east of Leeds city centre. Built to a traditional style, each new semi-detached property features a modern fitted kitchen with oven, hob and extractor hood, carpets and vinyl flooring throughout, and a turfed rear garden with a garden shed. Off-street allocated parking for two vehicles is also provided. Each property will be heated by an air-source heat pump, which is not only more sustainable environmentally but can also help to lower utility bills.

The two bedroom homes' interior layout comprises a spacious living/dining room, a separate kitchen and a useful cloakroom with WC and hand basin on the ground floor. The first floor comprises two double bedrooms and a contemporary style family bathroom. The three bedroom properties share the same interior layout except for the bonus of an additional third bedroom which could also be used as a home study.

Swarcliffe Avenue is in the Swarcliffe area of Greater Leeds, a close-knit community noted locally for its friendly atmosphere. The area offers convenient access to nearby open countryside as well as all the buzz and activity of Leeds city centre.

Local amenities include the Swarcliffe Working Mens' Club, the Windmill pharmacy and health centre and a parade of shops which includes a Co-op supermarket open 7am to 10pm. For more substantial food shopping, a large Tesco Extra can be found at the Seacroft Green shopping centre less than a mile away.

Swarcliffe Avenue is in the catchment area for a number of schools, including Swarcliffe Primary School and, for older pupils aged 11 to 18, the John Smeaton Academy, both of which hold an Ofsted rating of 'Good'. Other amenities in the area include Roundhay Park, one of Europe's largest parks covering more than 700 acres of parkland, lakes, woodland and gardens, ideal for a leisurely day out with, or without, a dog.

For more energetic pursuits the nearby John Smeaton Leisure Centre is a Council-run complex with a 25-metre swimming pool, a 53-station gym, a studio cycling room, four-court and two-court sports halls and a floodlit outdoor multi-use games area.

All the benefits and opportunities offered by Leeds itself, one of the UK's largest and most vibrant cities, are just over five miles away. Swarcliffe Avenue forms part of the 56 bus route with buses running direct into the city centre with a journey time of 48 minutes from a stop just outside the development.

Travel connections from the development are excellent, with the main A64 trunk route from Leeds to York being nearby. York, with its medieval and Georgian streets, city walls and world-famous Minster, is just over 20 miles away.

Leeds main railway station is just under six miles from the development, with regular train services operating into London Euston with a fastest travel time of two hours and 18 minutes. Leeds/Bradford airport, serving destinations throughout continental Europe and north Africa, is just under 12 miles from the development.

- | | | | |
|---------------------------------------|-----------|-------------------------------|------------|
| • Windmill Health Centre & Pharmacy | 0.2 miles | • John Smeaton Leisure Centre | 1.1 miles |
| • Swarcliffe Avenue Co-op supermarket | 0.2 miles | • Roundhay Park | 4.4 miles |
| • Swarcliffe Primary School | 0.4 miles | • Leeds City Centre | 5.4 miles |
| • Seacroft Green Shopping Centre | 0.9 miles | • Leeds/Bradford Airport | 11.8 miles |
| • John Smeaton Academy | 0.9 miles | • York City Centre | 20.4 miles |

SITE PLAN



Stank Gardens

PLOT 29

1 St Gregorys Close, Leeds LS14 5AE



2 bed semi-detached house

Off-road parking space
Turfed rear garden
Downstairs WC

£97,000 for a 40% share

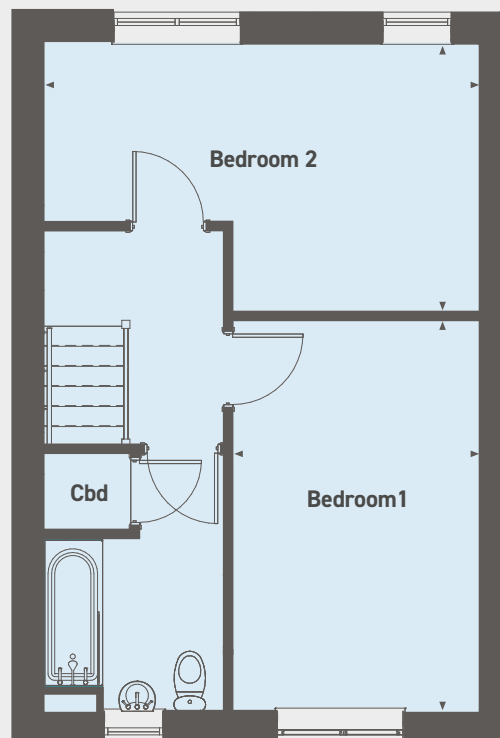
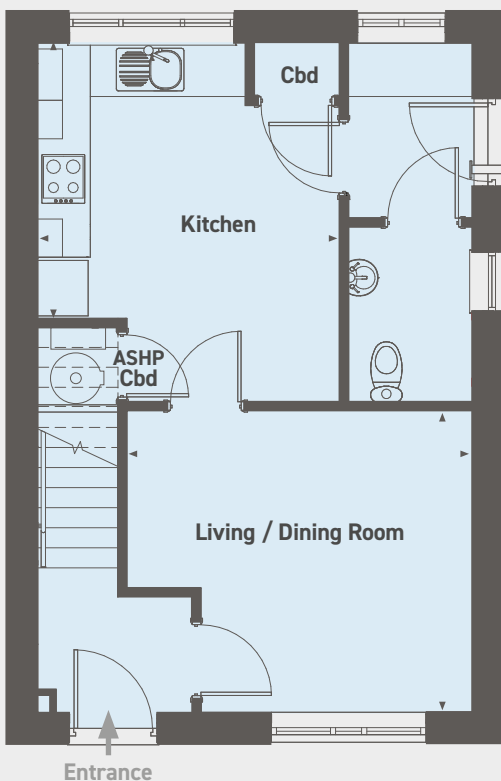
Open Market Value: **£242,500**

Monthly Rent: **£333.43**

Monthly Service Charge: **£23.09**

Ground floor

First floor



Ground floor

Living / Dining Room
4.08m x 3.57m (13'3" x 11'7")

Kitchen
3.58m x 3.26m (11'7" x 10'6")

First floor

Bedroom 1
4.62m x 2.91m (15'1" x 9'5")

Bedroom 2
5.14m x 3.19m (16'8" x 10'4")

Please note that all sales particulars and images are for marketing and illustrative purposes only. Plans may contain elements which are not present upon the final completion of the property. All room dimensions are approximate and are for general guidance only. Computer generated images are representative of the house type and not necessarily the specified plot as some details may vary.

PLOT 30

3 St Gregorys Close, Leeds LS14 5AE



2 bed semi-detached house

Off-road parking space
Turfed rear garden
Downstairs WC

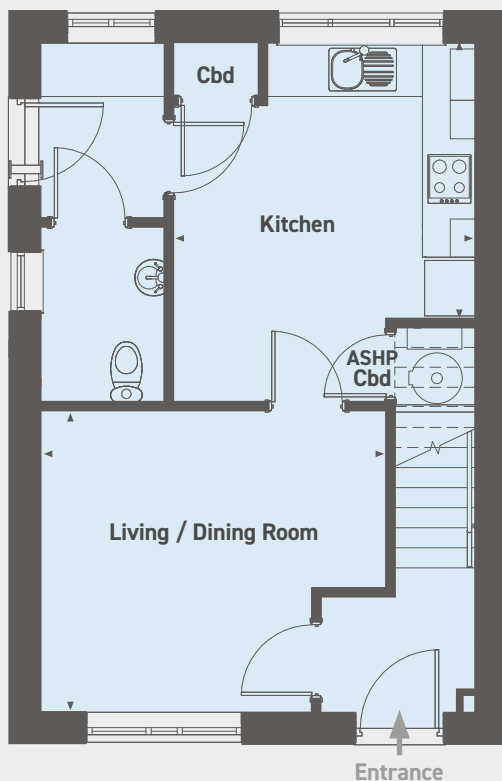
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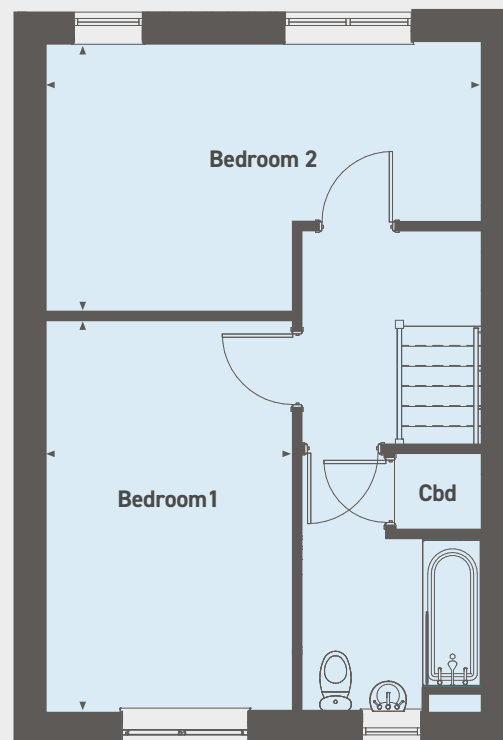
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Please note the most up-to-date availability can be found on our website www.stonewaterhomes.co.uk.

Alternatively call the New Homes team to find out more on 02380 658 836

Further details are available upon request.

FIND OUT ABOUT SHARED OWNERSHIP

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