



Church Lane | Swillington | LS26 8DY

£200,000

Three Bedroom Semi-Detached | Council Tax Band A | EPC Rating D

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\* THREE BEDROOM SEMI-DETACHED PROPERTY \* CONSERVATORY \* MASTER BEDROOM WITH EN-SUITE SHOWER \* MATURE REAR GARDEN \* OFF ROAD PARKING TO THE SIDE FOR TWO CARS \*

This three-bedroom semi-detached house is offered for sale in the popular village of Swillington, on the outskirts of Leeds. The property includes a driveway providing ample off-street parking to the side and a mature rear garden, ideal for outdoor enjoyment. Internally, the ground floor features a cosy lounge with ornate fireplace and gas fire, a ground floor bathroom, kitchen with hob and oven and a conservatory, providing additional living space and access into the rear garden. There are three bedrooms to the first floor, including a master bedroom with en-suite facilities.

Swillington offers a range of local amenities including convenience stores, a primary school, and local pubs. Nearby Rothwell and Garforth provide further shopping, supermarkets and leisure facilities, while Leeds city centre is easily accessible for a wider selection of retail, dining and cultural attractions.

Public transport links are convenient, with Garforth and Woodlesford railway stations both within easy driving distance, offering regular services to Leeds, York and Wakefield. Typical journey times into Leeds are around 10–15 minutes by train, making the property suitable for those commuting into the city. Bus routes through Swillington also provide connections to surrounding areas.

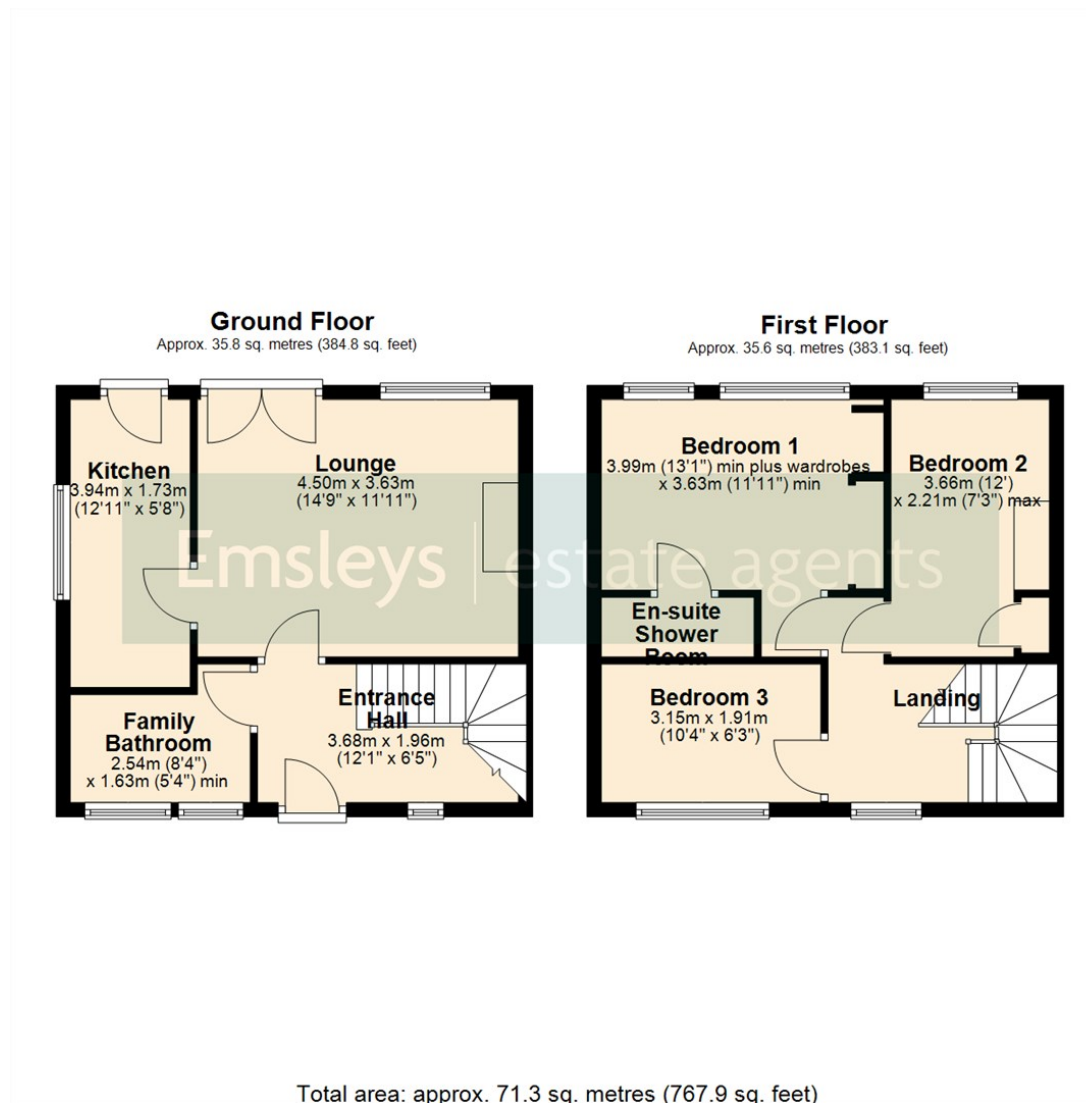
For outdoor space, residents can enjoy nearby St Aidan's Nature Park and the wider Aire Valley, offering walking and cycling routes. There are several schools in the wider area, including primary and secondary options in Swillington, Garforth and Rothwell, appealing to families seeking access to education within a short drive. Overall, this for-sale semi-detached house presents a well-located home in a village setting with good access to local amenities and transport links.











These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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