



Church Avenue | Swillington | LS26 8QH

£300,000

Extended Three Bedroom Detached House | Council Tax Band D | EPC Rating TBC

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*** THREE BEDROOM EXTENDED DETACHED FAMILY HOME. LARGE CONSERVATORY. EXTENDED DINING BREAKFAST KITCHEN. THROUGH LOUNGE/DINER. BEAUTIFULLY PRESENTED. GOOD SIZED ACCOMMODATION & GARDEN. GARAGE. PARKING ***

Beautifully presented and well maintained EXTENDED THREE BEDROOM DETACHED FAMILY HOME. The property offers ready to move into accommodation, which is of a good size having benefited from a kitchen and conservatory extension. The property has double-glazing and central heating and has an attached single garage with ample off-road parking with secure gated access. The accommodation briefly comprises: Entrance porch, light and airy hallway, through lounge with a dining area, extended breakfast fitted kitchen with a range style cooker and a spacious conservatory which overlooks the rear garden. To the first floor, there are three bedrooms - two doubles and a single bedroom, plus a family bathroom with a shower over the bath. There is a lovely garden to the rear of the property, which is a good size and is mainly lawned with two paved patio seating areas - the garden is fully enclosed and would be an ideal space to relax and unwind, or a safe place for children to play. There is an attached single garage, off-road parking for a number of cars and wrought-iron gated access.

Swillington is a popular residential area, which offers good access to the nature reserve close by at St Aidens, and amenities in the neighbouring areas of Garforth, Rothwell and Crossgates.

Ground floor

Porch

Double-glazed window to the front and door to:

Entrance Hall

Built-in under-stairs storage cupboard, radiator, stairs to the first floor landing and doors to:

Lounge/Dining Room 7.24m x 3.18m (23'9" x 10'5")

Double-glazed window to the front, two radiators, coving to the ceiling, decorative fireplace with an electric fire and double-glazed double doors to:

Conservatory 5.41m max x 4.34m max (17'9" max x 14'3" max)

17'9" max x 14'3" max (6'5" min)

With double-glazed windows, radiator, wood effect laminate flooring, ceiling fan and double-glazed double doors to the garden.

Kitchen/Dining Room 2.74m x 5.08m (9'0" x 16'8")

Fitted with a range of base and eye level units with worktop space over, wine rack, one and half bowl stainless steel sink unit with single drainer and mixer tap and tiled splashbacks. Plumbing for an automatic washing machine and dishwasher, 'Range' style dual cooker with double oven and five ring gas hob with a stainless steel splashback and stainless steel extractor hood above. Two double-glazed windows to the rear, radiator, coving to the ceiling, recessed spotlights and a double-glazed rear entrance door.

First floor

Landing

Double-glazed window to the side, access to the loft space and doors to:

Master Bedroom 3.94m x 3.23m (12'11" x 10'7")

Double-glazed window to the front and a radiator.

Bedroom 2 3.23m x 3.23m (10'7" x 10'7")

Double-glazed window to the rear and a radiator.

Bedroom 3 2.95m x 1.85m (9'8" x 6'1")

Double-glazed window to the front, radiator and a built-in over-stairs wardrobe with hanging rail and shelving.

Bathroom

Fitted with a three piece suite comprising; panelled bath with electric shower and glass screen over, pedestal wash hand basin and a low level WC,. Full height tiling to all walls, double-glazed window to the rear, built-in storage cupboard and a chrome ladder style radiator.

Outside

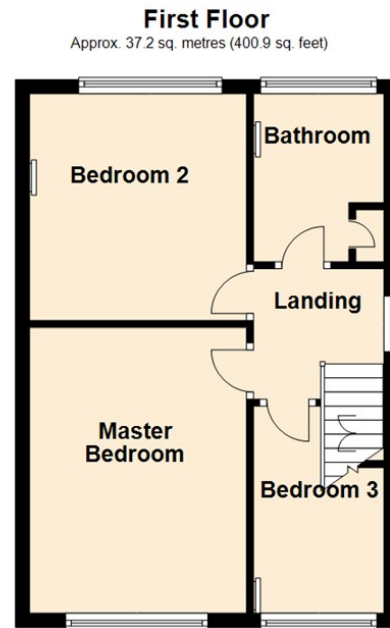
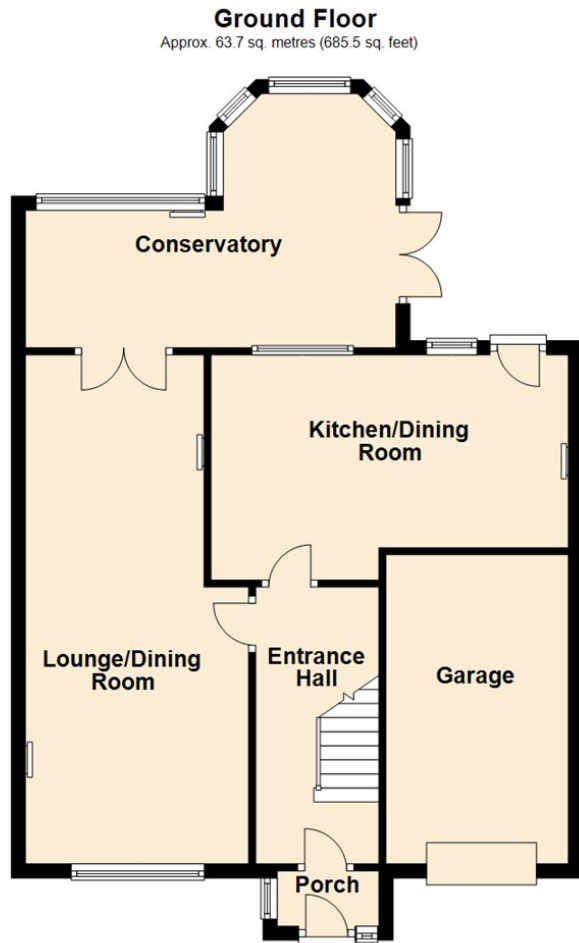
To the front, there is large wrought-iron sliding gate which offers access onto a driveway, which offers off-road parking for a number of cars and leads to the garage. Side

gated access leads to the rear garden, which is fully enclosed and mainly laid to lawn and has two paved patio seating areas.

Garage

Attached single garage with an up-and-over door and power and light connected.





Total area: approx. 100.9 sq. metres (1086.5 sq. feet)

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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