

Mike  
**Dobson**



**45 Church Avenue**  
Swillington, Leeds, LS26 8QH

**£294,999**



# 45 Church Avenue

Welcome to this charming detached bungalow located on Church Avenue in the picturesque village of Swillington, Leeds. This property boasts a spacious layout with one reception room, three generous bedrooms, and a well-appointed bathroom.

Situated on a large corner plot, this bungalow offers ample parking space for up to two vehicles, making it convenient for both residents and guests. The extended layout provides a comfortable living space, with three double bedrooms ensuring plenty of room for a growing family or visiting guests.

The property boasts a larger than average lounge/diner, perfect for entertaining or relaxing with loved ones. The low maintenance rear garden, mainly paved, offers a tranquil outdoor space ideal for al fresco dining or enjoying the fresh air.

In addition, the lawned garden to the front and side of the property adds to the charm and curb appeal of this delightful bungalow. The property does require some works but provides a brilliant opportunity to make this house your home.

Don't miss the opportunity to make this lovely property your new home in the heart of Swillington.

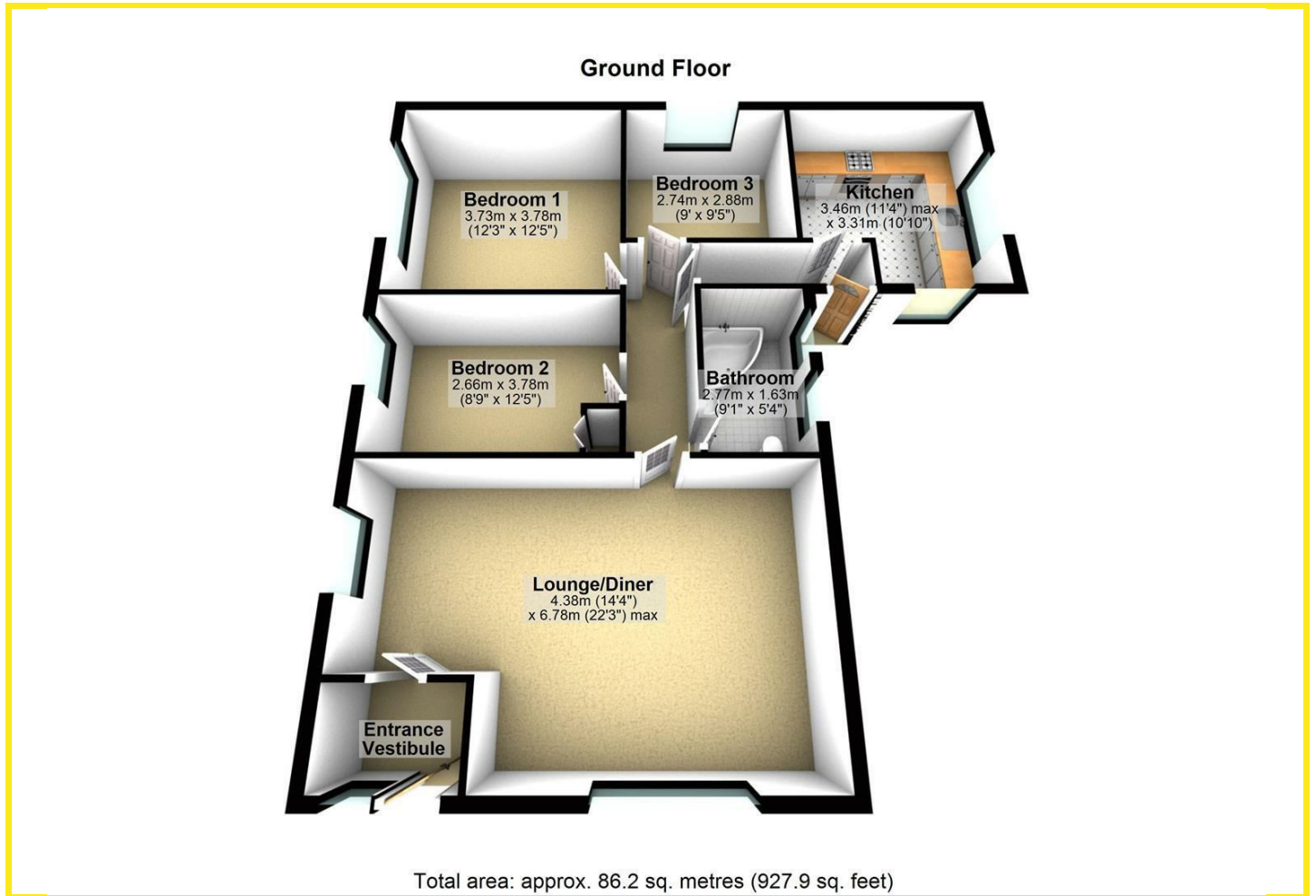




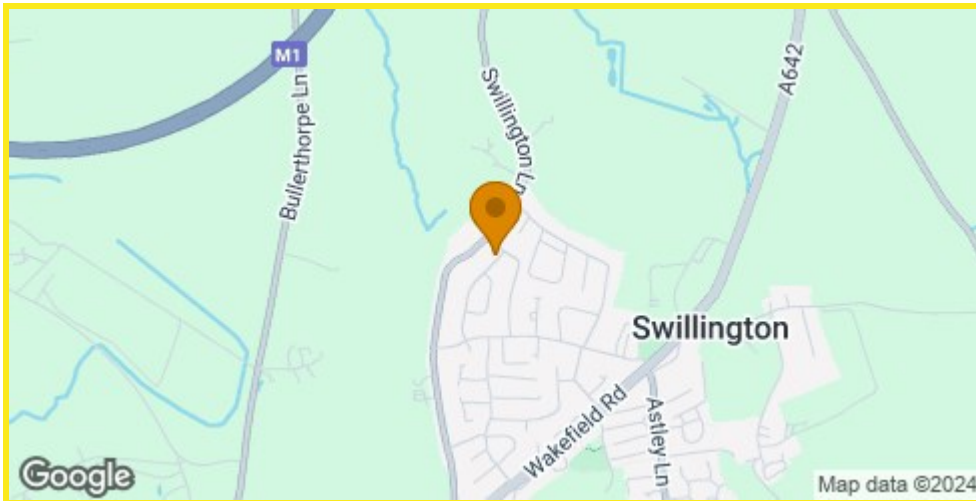




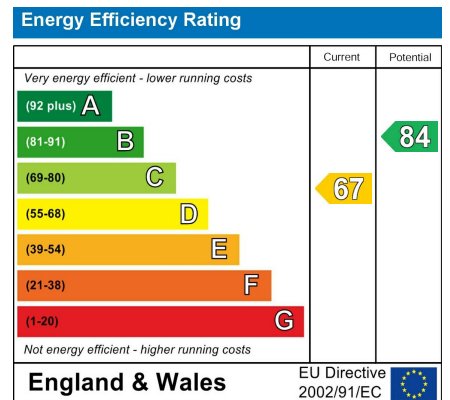
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

From Garforth take the A642 towards Wakefield. The first village you reach is Swillington. Follow the A642 through the village turning right by the church on to Church Lane, continue to the top of this road turning right again onto Church Avenue .

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