

Mike
Dobson



22 Church Avenue
Swillington, Leeds, LS26 8QH

Chain Free £260,000

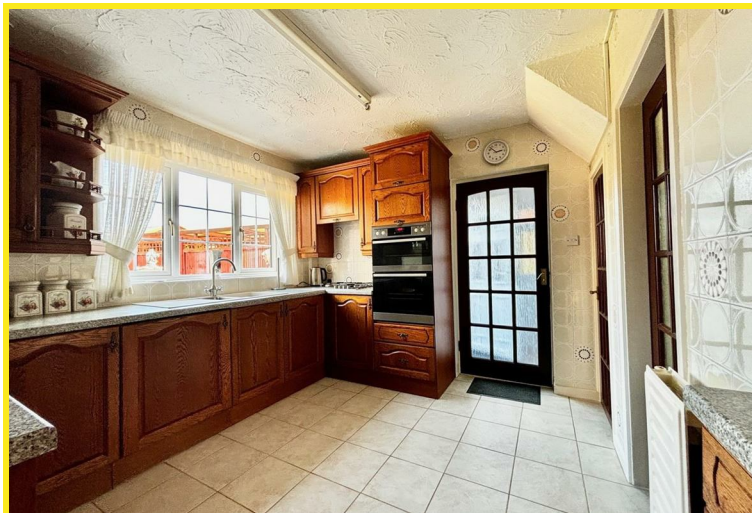
22 Church Avenue

Welcome to this charming three bedroom extended semi-detached property located on Church Avenue in the picturesque village of Swillington, Leeds. This delightful house boasts a spacious layout with one reception room, an extended kitchen dining room, three cosy bedrooms, and a well-appointed shower room.

As you step inside, you'll be greeted by a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The property has been extended to provide ample living space for your family to enjoy with a fitted kitchen being open to a sitting room and dining area, as well as a handy rear porch leading to the garden. With gas central heating and PVCu double glazing you can stay cosy during the colder months while keeping energy costs down.

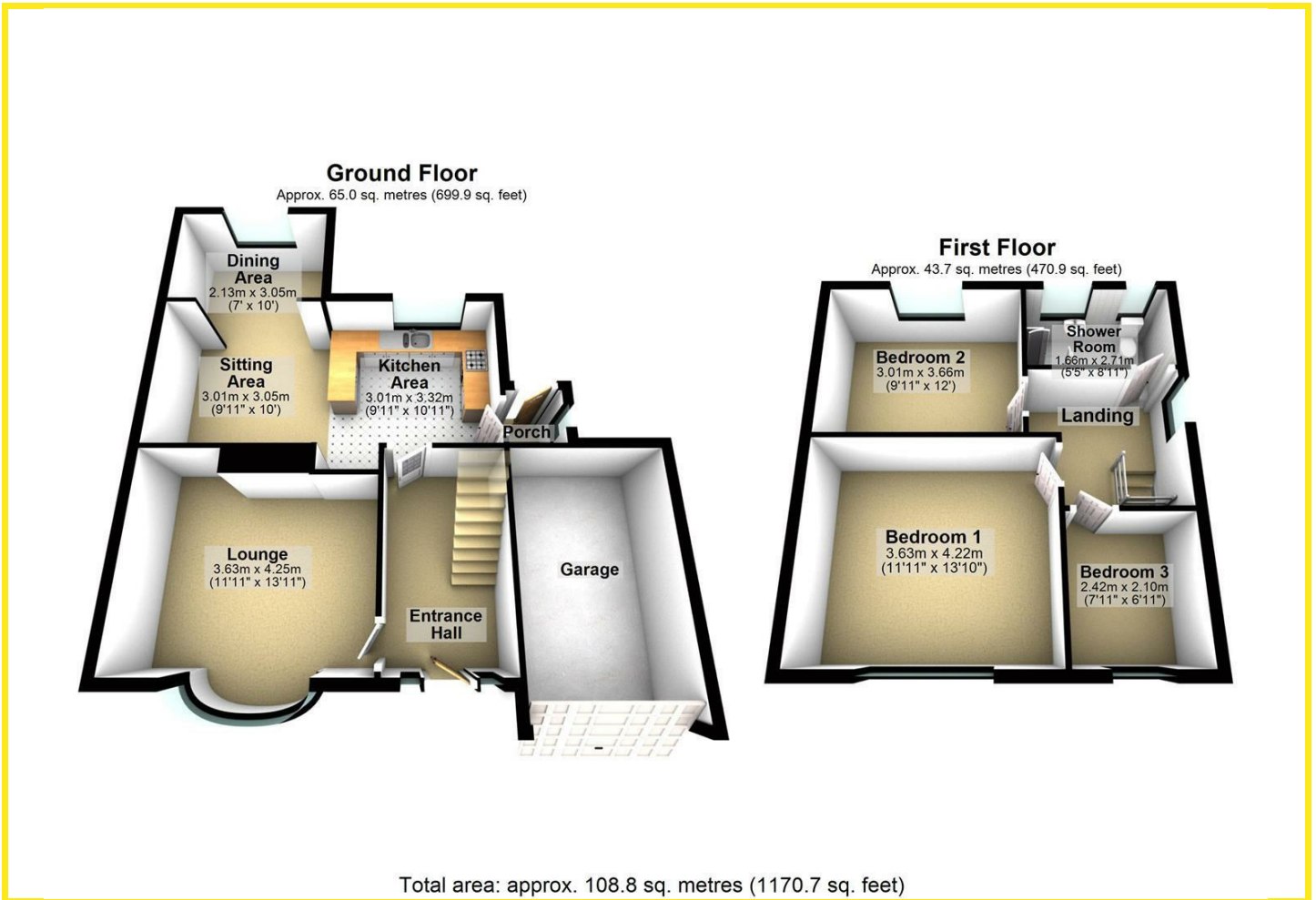
Outside, the front garden is beautifully lawned with a variety of shrubs to the borders, adding to the curb appeal of this lovely home. There is also off road parking which leads to an attached garage. The fully enclosed rear garden offers a private oasis where you can unwind and soak up the sunshine with a paved seating area, shaped lawn, summerhouse and an abundance of plants and shrubs to the borders.

Located in a sought-after area, this property is ideal for those looking for a peaceful retreat while still being within easy reach of local amenities and transport links, including the A1/M1 motorway. Don't miss out on the opportunity to make this house your home sweet home in Swillington.





Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions

From Garforth take the A642 towards Wakefield. On entering the village of Swillington on the Wakefield Road turn right on to Church Lane, continue to the top of this road turning right onto Church Avenue, Where the property can then be found

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