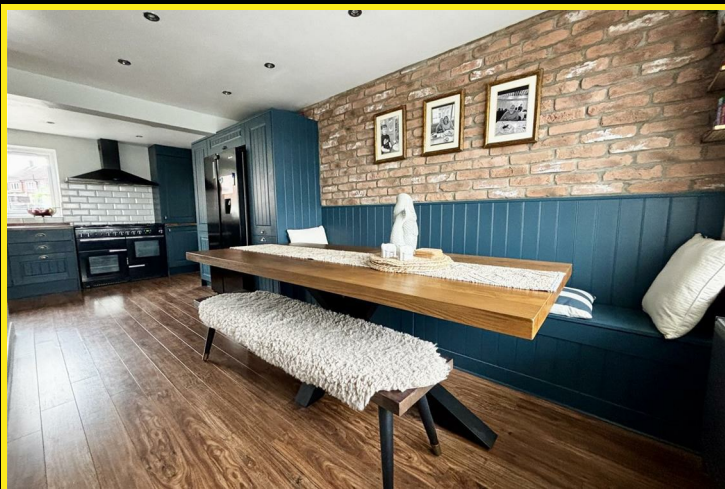


Mike
Dobson



27 Swillington Lane
Swillington, Leeds, LS26 8QE

£440,000

27 Swillington Lane

Nestled on Swillington Lane in the charming village of Swillington, Leeds, this impressive detached house offers a perfect blend of modern living and spacious comfort. With five well-proportioned bedrooms, including a main bedroom featuring an en-suite shower room, this property is ideal for families seeking both space and style.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The lounge boasts a delightful log burner, creating a warm and welcoming atmosphere during the colder months. The heart of the home is undoubtedly the modern fitted kitchen, which comes complete with a range of integrated appliances and built-in seating for a dining table, making it a wonderful space for family meals and gatherings. Additionally, a separate utility area adds to the practicality of this well-designed home.

The property has been thoughtfully extended to include a study and an extra bedroom, providing flexibility for various living arrangements. The fifth bedroom is currently utilised as a dressing room, offering ample storage and convenience.

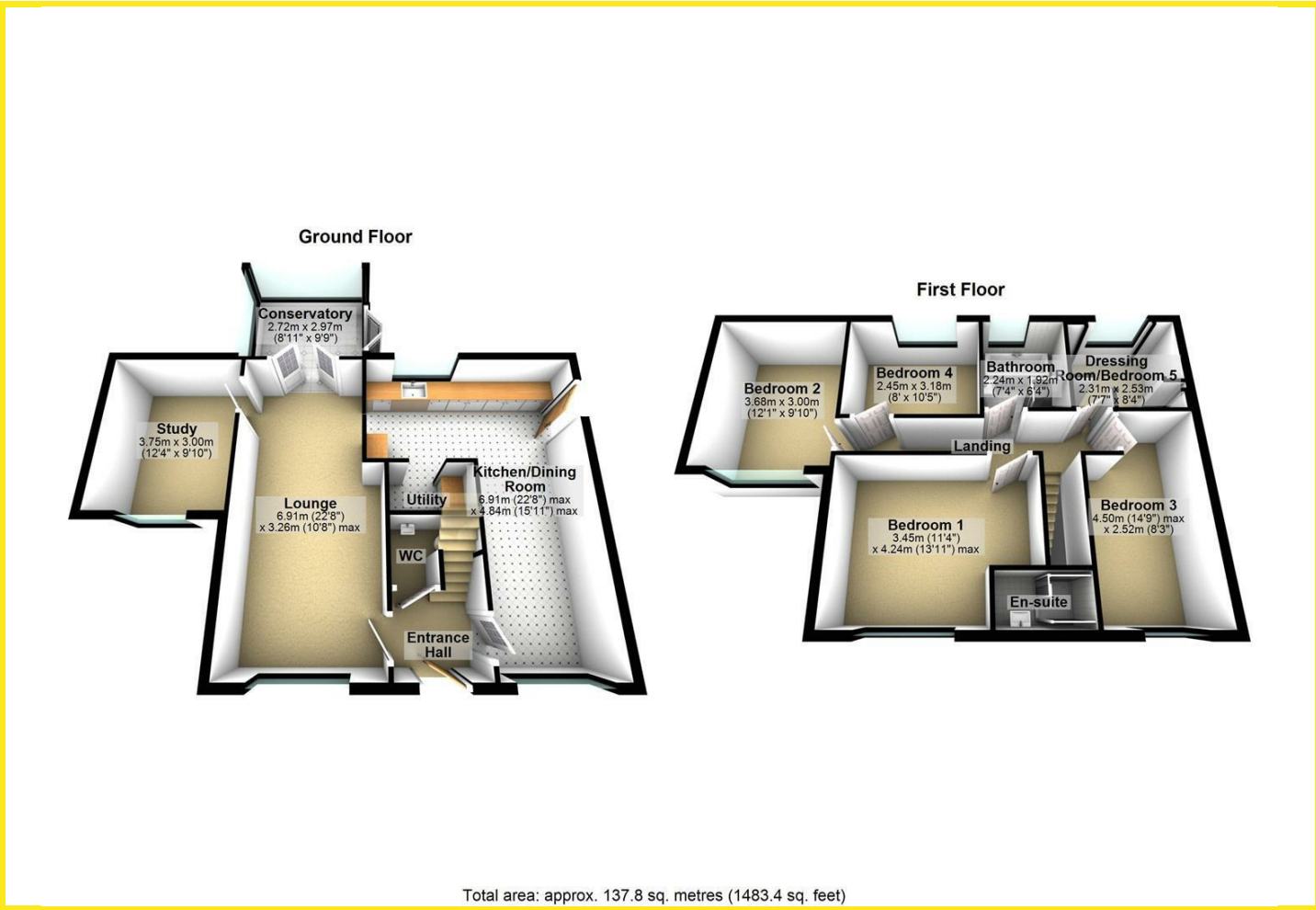
Step outside to discover a large corner plot that features off-road parking and a detached garage, which has also been extended for additional storage or workshop space. The rear garden is a delightful retreat, complete with a paved seating area and a lush lawn, perfect for outdoor entertaining or simply enjoying the sunshine.

This exceptional property combines modern amenities with a tranquil setting, making it a must-see for anyone looking to settle in the picturesque area of Swillington. Don't miss the opportunity to make this house your home.





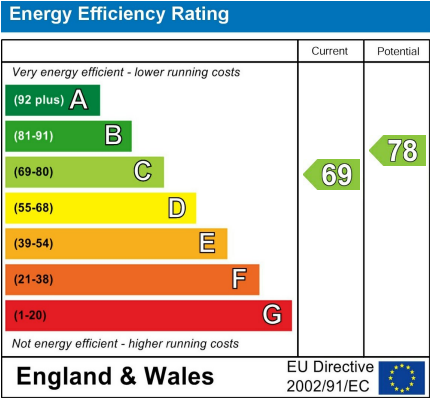
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From Garforth take the A642 towards Wakefield. On entering the village of Swillington on the Wakefield Road continue and take your last right onto Swillington Lane and the property can be seen on the right hand side.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.