

Mike
Dobson



1 Church Lane

Swillington, Leeds, LS26 8DY

£225,000

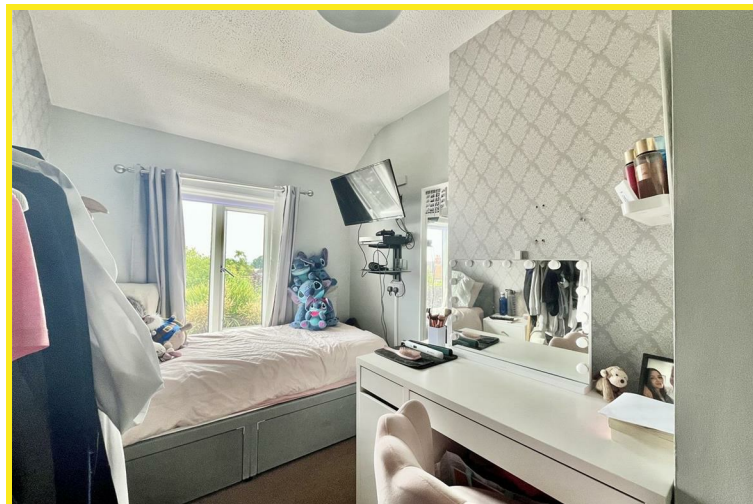
1 Church Lane

Being ideal for a first time buyer is a well presented three bedroom semi-detached house located in a very convenient position for local shops and Swillington Primary School.

The accommodation briefly comprises; entrance hall, ground floor bathroom/W.C., lounge, conservatory, kitchen, first floor landing, boarded loft with pull down ladder, bedroom one, en-suite shower room, bedroom two, and bedroom three.

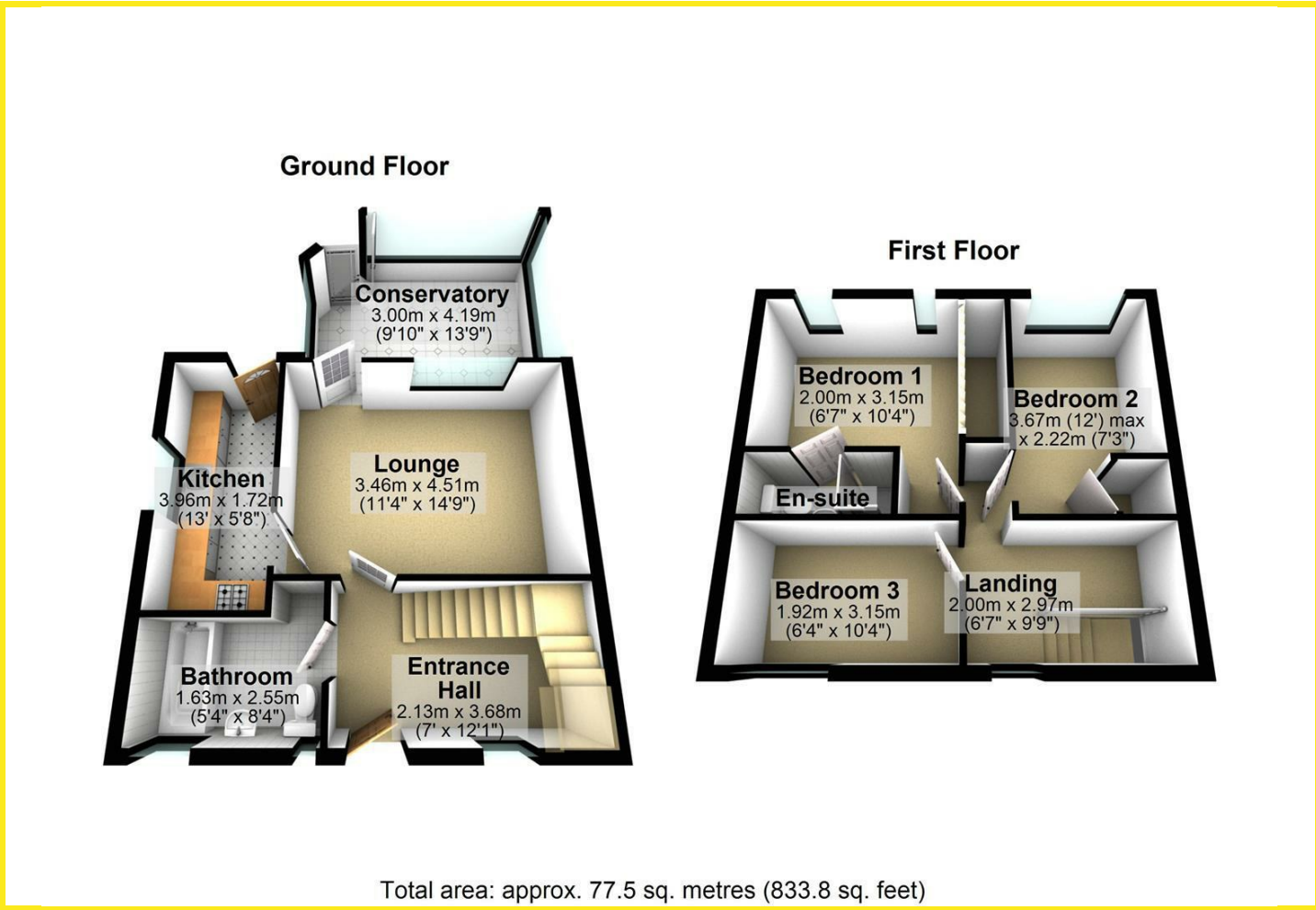
In addition the property has had a new composite front entrance door installed in 2024, PVCu double glazed windows and rear entrance doors throughout, gas fired central heating with combination boiler which is approximately 6 years old and has been serviced annually since installation, fitted kitchen with gas hob, built in oven, space for fridge/freezer, plumbing for washing machine & dishwasher, storage space to bedroom one, and storage cupboard to bedroom two.

Externally, to the front of the property is a lawned garden. A driveway provides off road parking for at least two vehicles and a pathway leads to the front door. To the rear of the property is a lawned garden with stepping stones leading to a paved patio seating area. There is a timber shed and additional paved patio seating area. In addition there is outside security lighting, external power point and water tap.





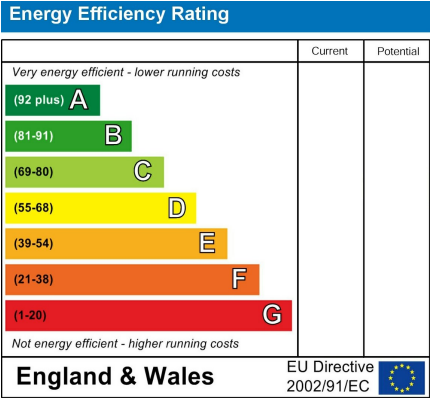
Floor Plan



Area Map



Energy Efficiency Graph



Directions

Upon entering the village of Swillington, take your first turning right on to Church Lane. The property can be found on the left hand side of the road.