Dobson







34 Astley Lane

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Nestled on Astley Lane in the charming area of Swillington, Leeds, this well-presented three-bedroom midterrace house offers a delightful blend of comfort and modern living. Upon entering, you are welcomed into an inviting open plan lounge and dining area, perfect for both relaxation and entertaining. The fitted kitchen is equipped with an integrated fridge freezer, a five-ring gas hob, an electric oven, and plumbing for a washing machine.

The property boasts two generously sized double bedrooms, providing ample space for rest and relaxation. The third bedroom, though smaller, is currently utilised as a dressing room and features a large storage cupboard, adding to the home's functionality. The spacious bathroom is fitted with a contemporary three-piece suite, including a P-shaped bath with a shower over, a pedestal wash basin, and a low flush WC, ensuring convenience for all residents.

Outside, the enclosed rear garden is a true highlight, featuring a lovely seating area, a well-maintained lawn, and an additional pebbled seating area, ideal for enjoying the outdoors. A gateway leads to a rear access road, which provides the added benefit of a garage and a parking space, a rare find in such a desirable location.

This property is perfect for families or professionals seeking a comfortable home in a friendly neighbourhood. There is the added bonus of St Aidans Nature Reserve nearby, perfect for walking and wildlife enthusiasts. With its modern amenities within walking distance and charming outdoor space, it presents an excellent opportunity for those looking to settle in Swillington.











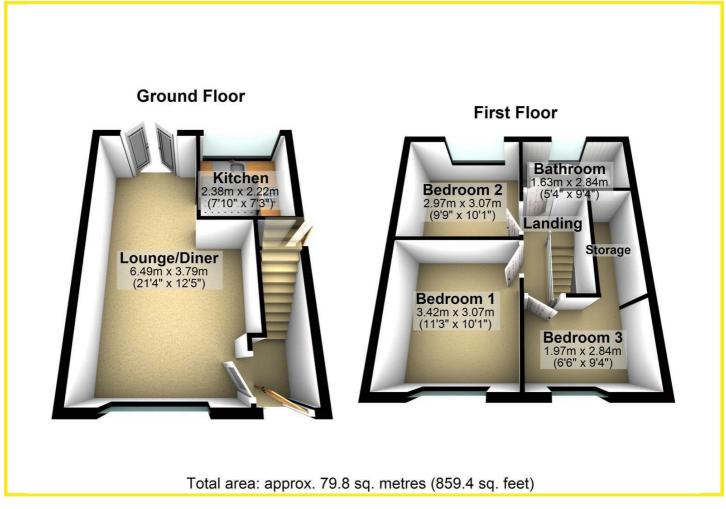








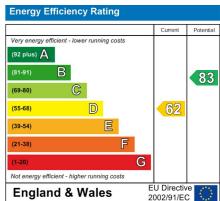




Area Map



Energy Efficiency Graph



Directions

From Garforth take the A642 in the direction of Wakefield. On entering the village of Swillington take the second turning off on the left hand side on to Astley Lane.

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.

4 Main Street, Garforth, LS25 1EZ

Tel: 0113 2864276 Email: headoffice@mdobson.co.uk https://www.mdobson.co.uk