

Mike  
**Dobson**



**34 Astley Lane**

Swillington, Leeds, LS26 8UD

**£199,995**

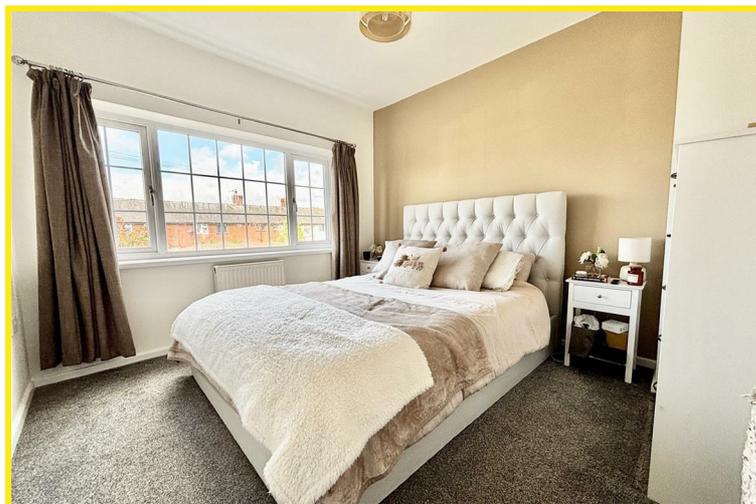
# 34 Astley Lane

Nestled on Astley Lane in the charming area of Swillington, Leeds, this well-presented three-bedroom mid-terrace 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.

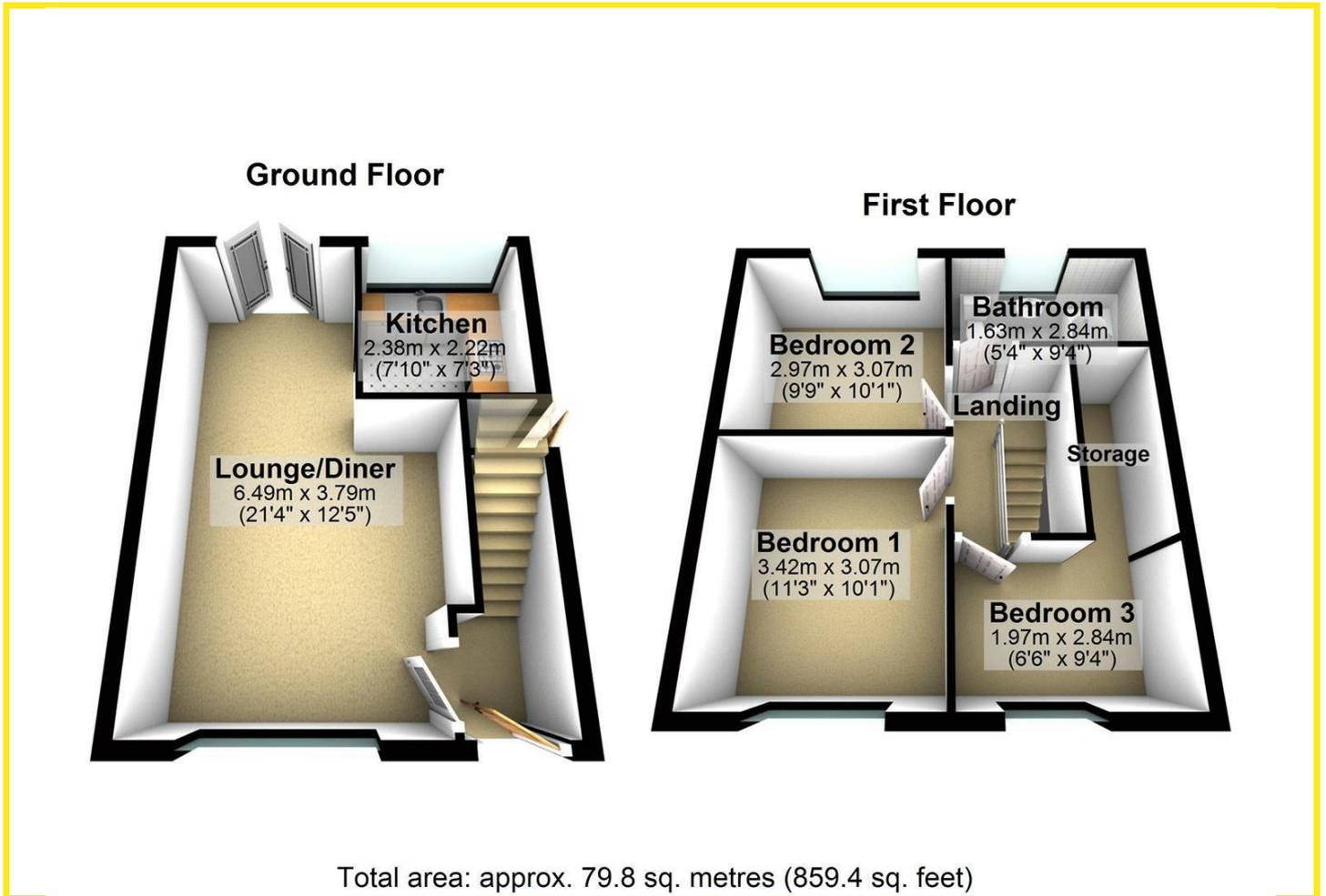
Outside, the enclosed rear garden is a true highlight, featuring a lovely seating area, a well-maintained lawn, and an additional pebbled seating area, ideal for enjoying the outdoors. A gateway leads to a rear access road, which provides the added benefit of a garage and a parking space, a rare find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





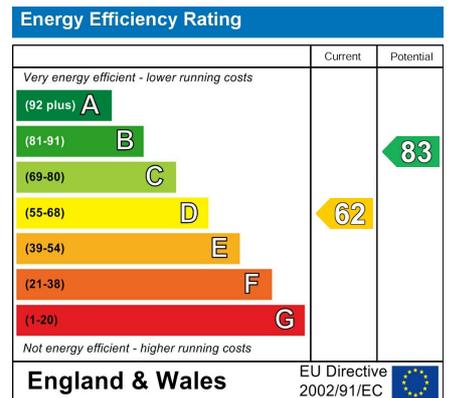
# Floor Plan



## 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.

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