

*Mike*  
**Dobson**



**1 Church Lane**

Swillington, Leeds, LS26 8DY

**Offers Over £220,000**



# 1 Church Lane

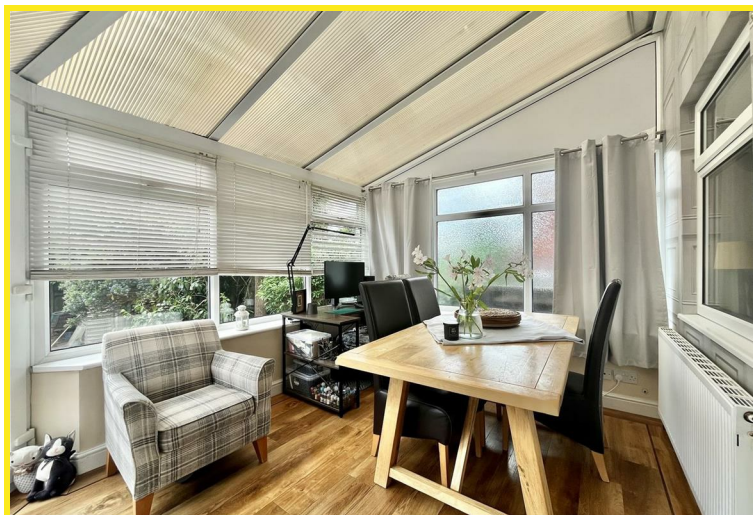
Nestled on Church Lane in the charming area of Swillington, Leeds, this well-presented three-bedroom semi-detached house is an ideal choice for first-time buyers seeking a comfortable and convenient home. The property is strategically located, providing easy access to local shops and the highly regarded Swillington Primary School, making it perfect for families.

Upon entering, you are welcomed by a spacious entrance hall that leads to a thoughtfully designed ground floor bathroom/W.C. The inviting lounge offers a warm and relaxing space, while the adjoining conservatory enhances the living area, allowing for an abundance of natural light and a seamless connection to the outdoors. The fitted kitchen is equipped with a gas hob, built-in oven, and ample space for a fridge/freezer, along with plumbing for a washing machine, making it both functional and practical for everyday living.

The first floor comprises a well-appointed landing that leads to three comfortable bedrooms. The master bedroom benefits from an en-suite shower room, providing added privacy and convenience. The additional bedrooms are perfect for family members or guests, ensuring ample space for everyone.

This property has been thoughtfully updated, featuring a new composite front entrance door installed in 2024, along with PVCu double glazed windows and rear entrance doors throughout. The gas-fired central heating system, with a combination boiler approximately six years old, has been serviced annually, ensuring warmth and comfort during the colder months.

Furthermore, the boarded loft with a pull-down ladder offers additional storage space, catering to all your needs. This delightful home combines modern living with a prime location, making it a must-see for those looking to settle in a welcoming community.

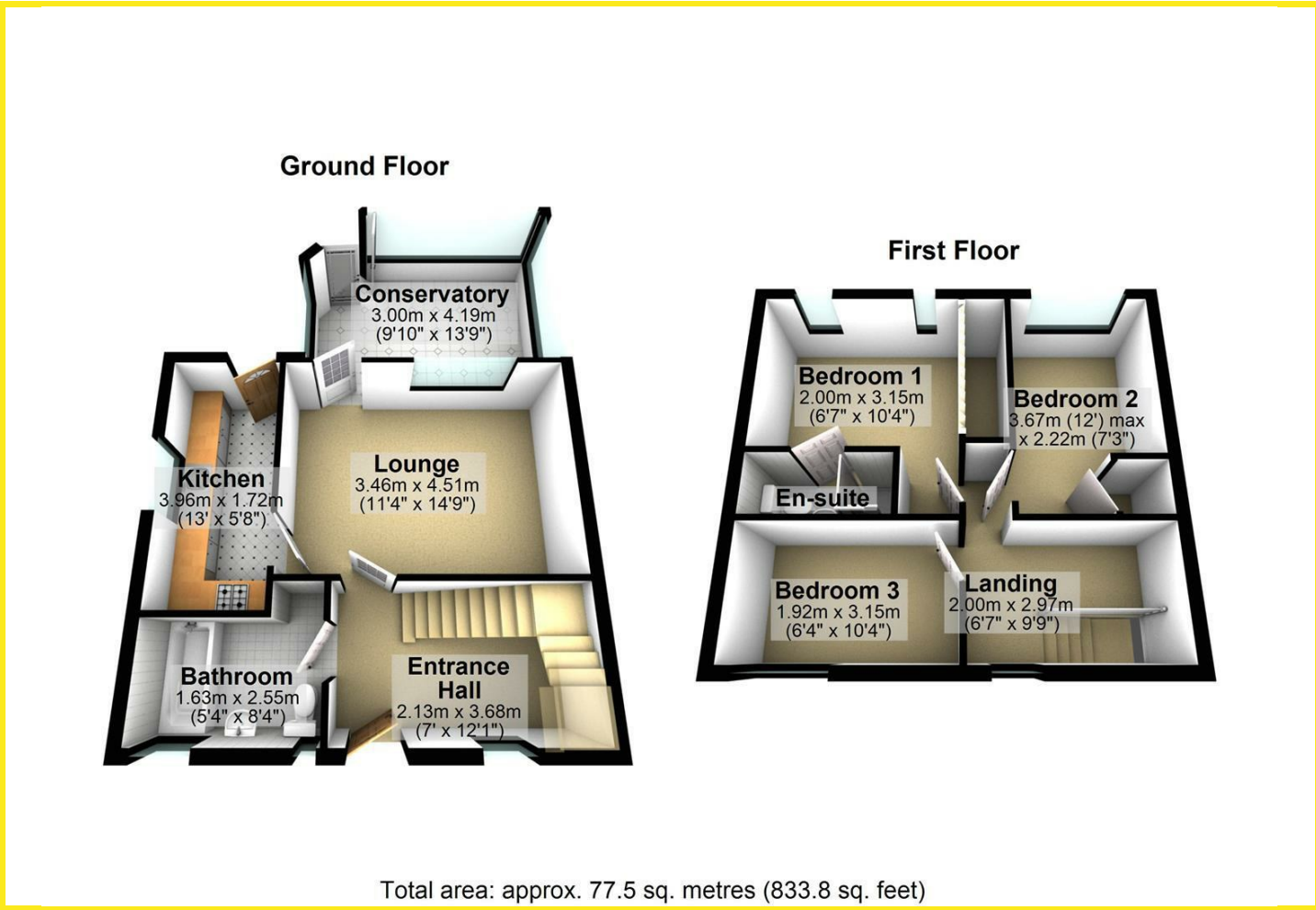








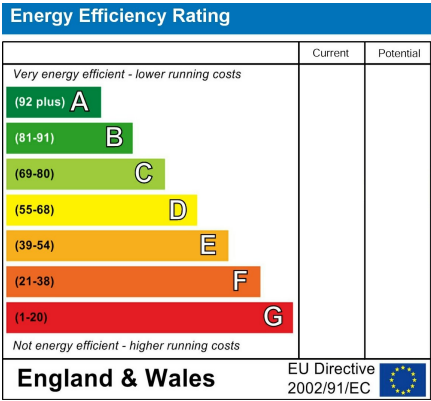
Floor Plan



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.