



**Astley Lane, Swillington Leeds LS26 8UE**



**welcome to**

**Astley Lane, Swillington Leeds**

Well presented home featuring three bedrooms, a bright lounge diner and a modern bathroom. This property is ready to move in to and located on a generous corner plot featuring a driveway & a garage! Located in a popular village this property is one for first time buyers and families alike!  
MUST VIEW



## **Ground Floor**

### **Lounge**

10' 9" MAX x 21' 4" MAX ( 3.28m MAX x 6.50m MAX )

Lounge with dual aspect windows to the front and rear, central heating radiator.

### **Kitchen**

8' 8" MAX x 6' 8" MAX ( 2.64m MAX x 2.03m MAX )

Kitchen with fully fitted wall and base units, integrated appliances, spotlights, window to the rear, door to the side.

## **First Floor**

### **Bedroom One**

9' 7" MAX x 9' 7" MAX ( 2.92m MAX x 2.92m MAX )

Window to the rear, central heating radiator.

### **Bedroom Two**

11' MAX x 11' 4" MAX ( 3.35m MAX x 3.45m MAX )

Window to the front, central heating radiator.

### **Bedroom Three**

5' 9" MAX x 6' 6" MAX ( 1.75m MAX x 1.98m MAX )

Window to the front, central heating radiator.

### **Bathroom**

Bathroom incorporating a three piece suite; bath tub with shower facilities, washing hand basin, W/C, heated towel rail, window to the rear.

### **External**

Having gardens to the front and rear, driveway and a garage which has power and lighting.

### **Additional Information**

The property benefits from having a new boiler fitted in 2021 and being re-wired in 2023



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## Astley Lane, Swillington Leeds

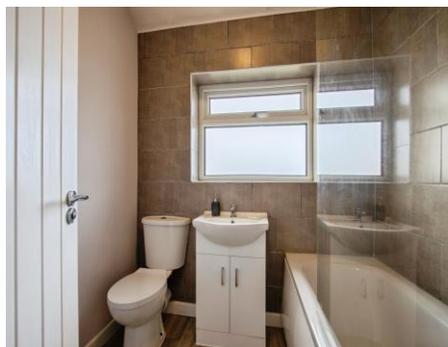
- Guide Price £220,000 - £230,000
- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- FRONT AND REAR GARDENS
- DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

**£220,000 - £230,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT111332 - 0006

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