

Mike

**Dobson**



**54 Church Lane**  
Swillington, Leeds, LS26 8DX

**£285,000**

# 54 Church Lane

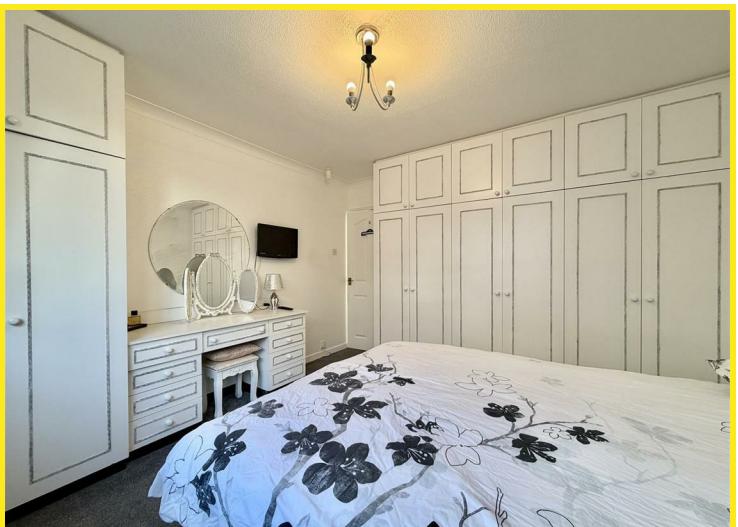
Being sold with no onward chain is well presented two bedroom detached bungalow located on a corner plot within the village of Swillington.

The accommodation briefly comprises lounge, inner hallway, kitchen, conservatory, bedroom one, bedroom two, and bathroom/W.C.

In addition the property has alarm system, PVCu double glazed windows and entrance doors, gas fired central heating with boiler being located in the garage and serviced on a regular basis, modern fitted kitchen with four ring gas hob, extractor over, built in oven, integrated fridge, integrated freezer, and plumbing for washing machine, and fitted wardrobes to both bedrooms.

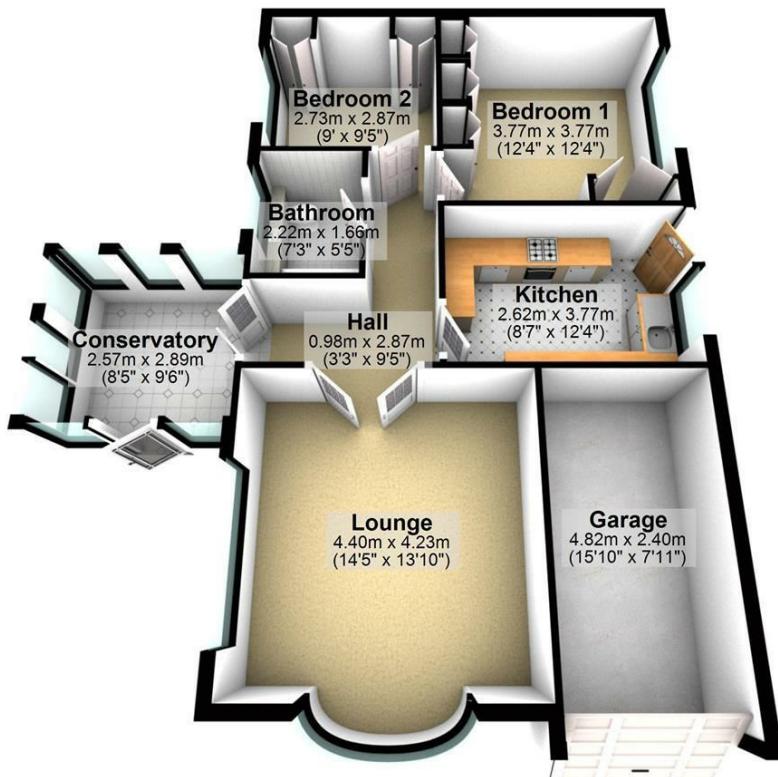
Externally, to the front of the property is a low maintenance plum slate garden. There is a block paved driveway providing off road parking for two vehicles and leading to an attached garage with up and over door, having power and light inside. To the rear of the property is a larger than average lawned garden with raised paved patio seating area and storage sheds. There is also a paved seating low maintenance garden to the side of the property.





## Floor Plan

### Ground Floor

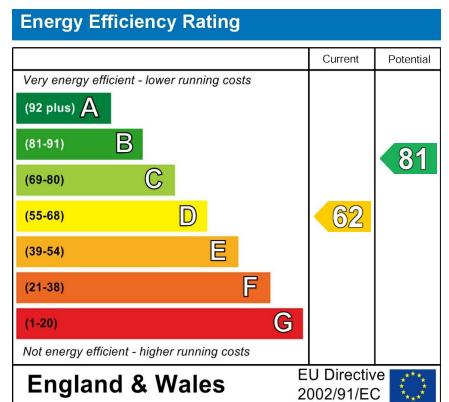


Total area: approx. 82.5 sq. metres (887.9 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

Upon entering the village of Swillington, take your first turning right on to Church Lane. Continue along this road and the property can be found on the right hand side of the road as indicated by the agents board.

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.

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