



Swillington Lane | Swillington | LS26 8QF

New Price £455,000

Four Bedroom EXT. Detached | Council Tax Band E | EPC Rating E

Emsleys | estate agents

EXTENDED FOUR BEDROOM DETACHED FAMILY HOME * FIVE RECEPTION ROOMS * FOUR DOUBLE BEDROOMS * OFF ROAD PARKING FOR 5 CARS * GARAGE WITH REMOTE ROLLER DOOR *

This exquisite, extended four bedroom detached house, offering an abundance of space and versatility. The property has been thoughtfully extended to the side and rear, providing a total of five reception rooms, each with their unique charm - these are an open plan lounge, dining room, sitting room, sun room and large family room, of which has a feature beamed ceiling. Three of these rooms boast fireplaces, providing a warm and inviting atmosphere, while two offer stunning garden views and direct access to the outdoor area. One room can also function as a playroom or office, catering to your unique needs. The house is equipped with a well-appointed kitchen, featuring a utility room and a range-style cooker. Ideal for those who enjoy cooking, it offers plenty of space to prepare delicious meals.

Comprising four double bedrooms, including a master bedroom, this property ensures ample space for everyone. The family bathroom serves as a shared facility, while an additional shower room offers added convenience.

Outdoors, an enclosed rear garden awaits, offering a great space to relax and enjoy the surrounding greenery. The property is situated in a sought-after location, offering far-reaching views to the front, and proximity to local green spaces. One of the unique features of this property includes parking space for up to five cars, including an electric roller door to the attached garage, perfect for families with multiple vehicles. Plus, the home is equipped with an EV charging station, making it an excellent choice for electric car owners.

Porch

Tiled flooring, composite front door.

Entrance Hall

Radiator, dado rail, coving to ceiling, stairs to first floor landing, door to:

WC

Fitted with two piece suite comprising, wash hand basin, low-level WC and extractor fan.

Sitting Room/ Office 4.27m x 2.44m (14'0" x 8'0")

Currently used as an office.

Double-glazed leaded window to front, radiator, dado rail, coving to ceiling.

Lounge 6.91m max x 2.82m (22'8" max x 9'3")

Double-glazed leaded casement window to front with deep window sill, radiator, picture rail, wall light point, coving to ceiling, decorative gas fire with marble surround inset in wall and double door to sun room.

Kitchen/Diner 2.49m x 4.83m (8'2" x 15'10")

Fitted with a range of base and eye level units with worktop space over with drawers, Belfast style sink with tiled splash-backs. Range style cooker with dual power and has four ring hob, hot plate and three ovens, integrated fridge and dishwasher, window to sun lounge, tiled flooring, coving to ceiling and recessed spotlights.

Utility Room 1.88m x 2.34m (6'2" x 7'8")

Fitted with a range of base and eye level units with worktop space over and drawers, one and half bowl sink unit with single drainer and mixer tap, tiled splash-backs, plumbing for automatic washing machine, space for freezer, radiator, tiled flooring and recessed spotlights, door to Garage.

Dining Room 3.78m x 4.09m (12'5" x 13'5")

Skylight, coal effect gas fire with tiled surround, radiator, tiled floor, two wall light points, feature beams to ceiling, double door to Conservatory, double door to:

Family Room 6.55m x 4.11m (21'6" x 13'6")

Two double-glazed leaded windows to side, coal effect gas fire with marble surround, two radiators, three wall light points feature beams to ceiling and double-glazed double door.

Sun Room 2.67m x 6.10m (8'9" x 20'0")

Double-glazed windows, radiator, tiled flooring, recessed spotlights, and double-glazed french double doors to garden.

Landing

Coving to ceiling, dado rail and access to loft space. Door to:

Master Bedroom 3.56m x 4.22m min (11'8" x 13'10" min)

11'8" x 13'10" min (15'5" max)

Double-glazed leaded window to front with views of fields, radiator, coving ceiling, dado rail and picture rail.

Bedroom 3 3.28m x 3.18m (10'9" x 10'5")

Double-glazed leaded window to rear, radiator, dado rail, coving to ceiling.

Bedroom 4 3.56m x 2.51m (11'8" x 8'3")

Double-glazed leaded window to front with views of fields, radiator, recessed spotlights, dado rail, coving to ceiling and recessed spotlights.

Shower Room

Fitted with three piece suite comprising shower cubicle with electric shower over, wash hand basin with storage cupboard under and low-level WC. Full height tiling to all walls, double-glazed leaded window to rear, heated towel rail, tiled flooring and recessed spotlights.

Family Bathroom

Fitted with four piece suite comprising deep panelled bath with telephone style and hand shower attachment, twin vanity wash hand basin and shower enclosure, full height tiling to all walls, double-glazed leaded window to rear, tiled flooring, coving to ceiling, and wall mounted mirror.

Bedroom 2 4.88m x 2.39m (16'0" x 7'10")

Double-glazed leaded window to front, skylight, radiator, exposed flooring, two wall light points.

Garage

Currently used as storage but can be changed back to a garage. Has a remote control electric roller door, fitted storage cupboards, parquet floor power and light.

Outside

There is a block paved off road parking area to the front, offering ample off road parking for up to five cars. Side gated access leads to a fully enclosed rear garden, with central lawn and a block paved patio searing area.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



6 Main Street | Garforth | Leeds | LS25 1EZ

t: 0113 286 4000 www.emsleysestateagents.co.uk

Emsleys | estate agents