



Astley Lane | Swillington | LS26 8UE

£230,000

Three Bedroom Semi-Detached Property | Council Tax Band B | EPC Rating C

Emsleys | estate agents

* THREE BEDROOM SEMI-DETACHED PROPERTY * CORNER PLOT * THROUGH LOUNGE/DINER *
RE-WIRED IN 2023 * NEW BOILER IN 2021 * GARAGE & PARKING *

Three-bedroom semi-detached house, situated from a corner plot with a private garden, ample off-road parking, and a single garage. Enhanced for modern living, recent improvements include full re-wiring in 2023 and a new boiler fitted in 2021, the current vendor has also had walls re-plastered, new internal doors and flooring throughout. Double-glazing and central heating also contribute to comfort and efficiency of this home.

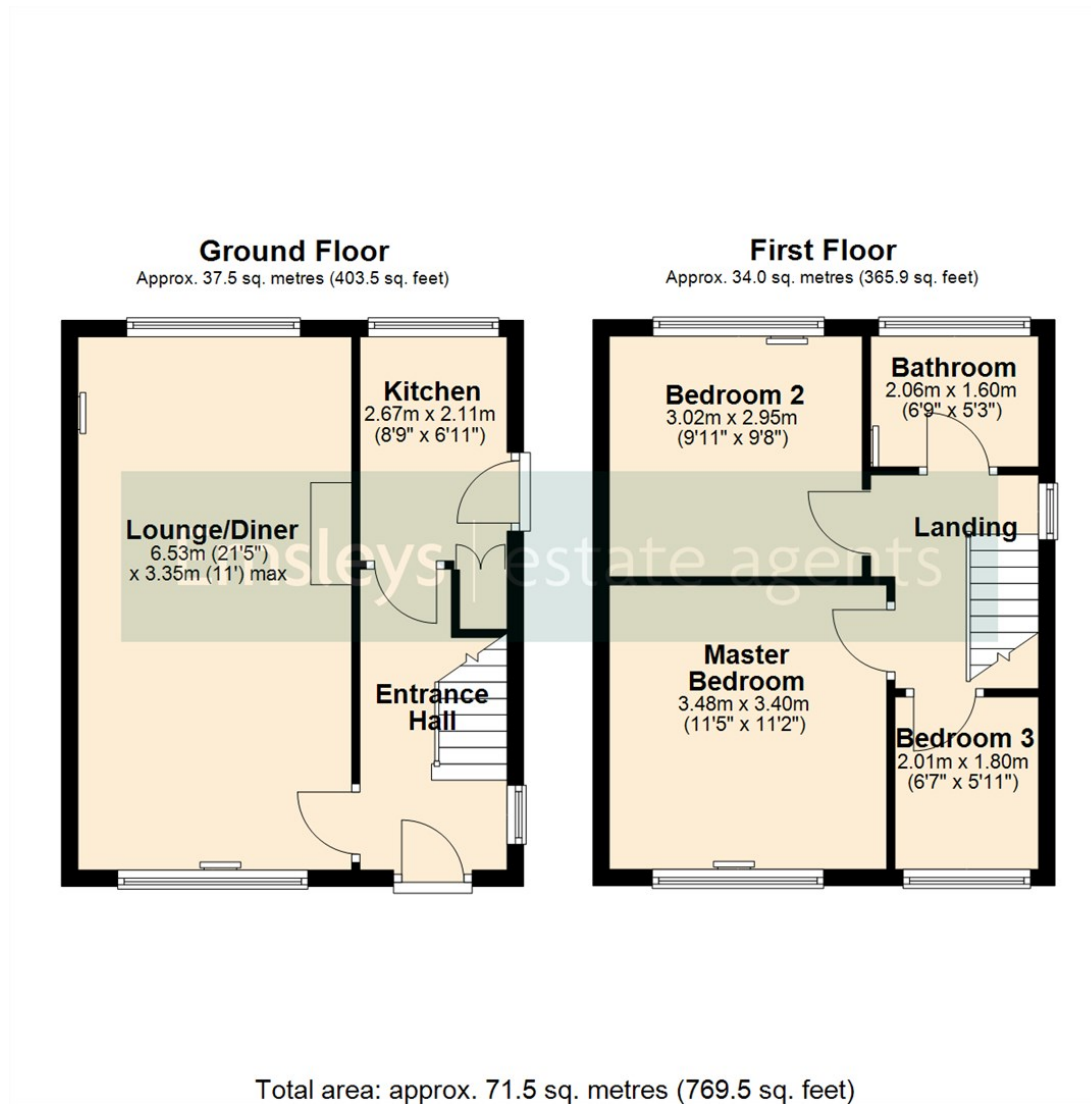
Inside, the house offers a good sized reception room featuring large windows and a flexible dining area, bringing in ample natural light. The fitted kitchen offers a built-in hob and oven, providing a practical space for cooking. The refitted modern bathroom includes a rainfall shower over the bath. The property comprises two double bedrooms, including a generous master, and one single bedroom. There are gardens to three sides, which are mainly lawned, with driveway off road parking. To add to the convenience of the home, the garage has both power and light connected.

There Swillington is close to the scenic St Aidan's Nature Reserve, offering extensive walking routes and opportunities for bird watching and outdoor recreation. The area is popular with families, with a number of local schools nearby and easy access to the amenities of Garforth and Rothwell.

Public transport connections are readily available, with Garforth train station approximately a 10-minute drive away, offering regular services to Leeds (approx. 15 minutes), York, and beyond. The local area is also well-served by frequent bus routes linking to Leeds city centre and neighbouring communities.







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