



Swillington Lane | LS15 4LH

£325,000

Two Bedroom Detached Bungalow | Council Tax Band D | EPC Rating D

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* TWO BEDROOM DOUBLE FRONTED BUNGALOW * NO CHAIN! * SUNROOM * VIEWS OVER FIELDS TO FRONT & REAR * OFF ROAD PARKING * GARAGE *

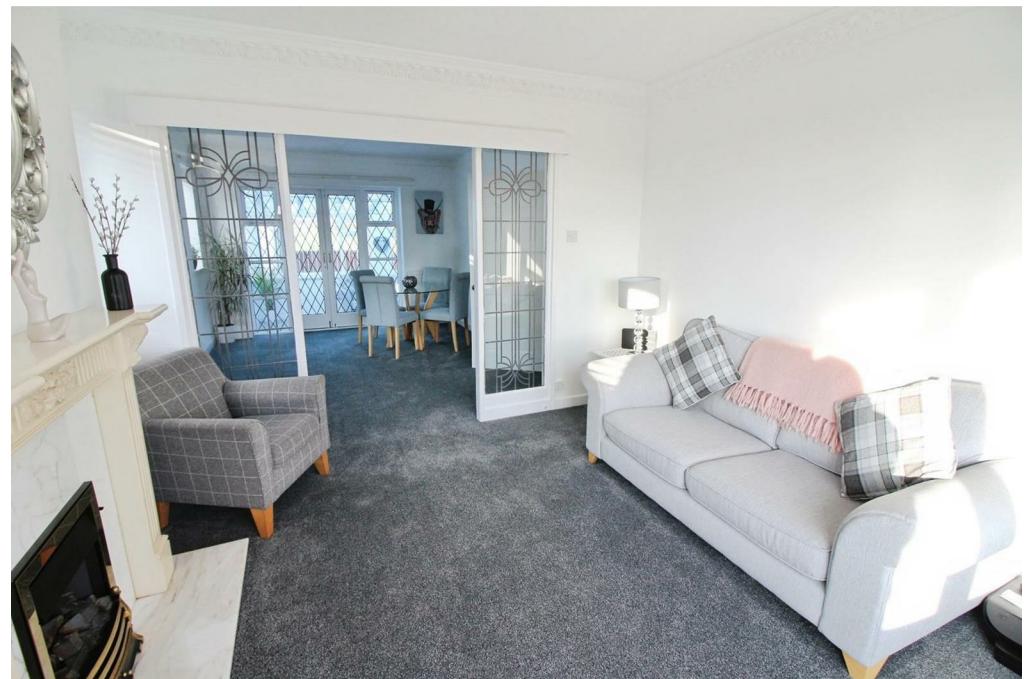
Fantastic opportunity to purchase this attractive double fronted two bedroom detached bungalow, offered for sale with NO CHAIN! Located on Swillington Lane, Leeds, providing sought after single-storey living with two double bedrooms and generous reception space. The property benefits from double-glazing and central heating, and enjoys uninterrupted views to both the front and rear over farmland.

Internally, the accommodation includes three reception rooms, offering flexible living and dining arrangements. Lounge features a feature bay window and cosy fireplace, dining room - which enjoys a garden view, and a light and airy sun room includes handy built-in storage and direct access to the garden. The fitted kitchen is equipped with built-in appliances, supporting practical day-to-day use. The master bedroom is a spacious double, complemented by a second double bedroom with built-in wardrobes. The fully tiled bathroom finishes off the well planned accommodation.

Externally, the bungalow benefits from mature gardens to the front and rear, off road parking and a single garage, enhancing both convenience and storage options.

Located to the east of Leeds, the property offers access to local amenities in nearby Garforth and Cross Gates, including supermarkets, independent shops and cafés. Green spaces such as St Aidan's Nature Park and the surrounding countryside provide opportunities for walking and outdoor recreation.

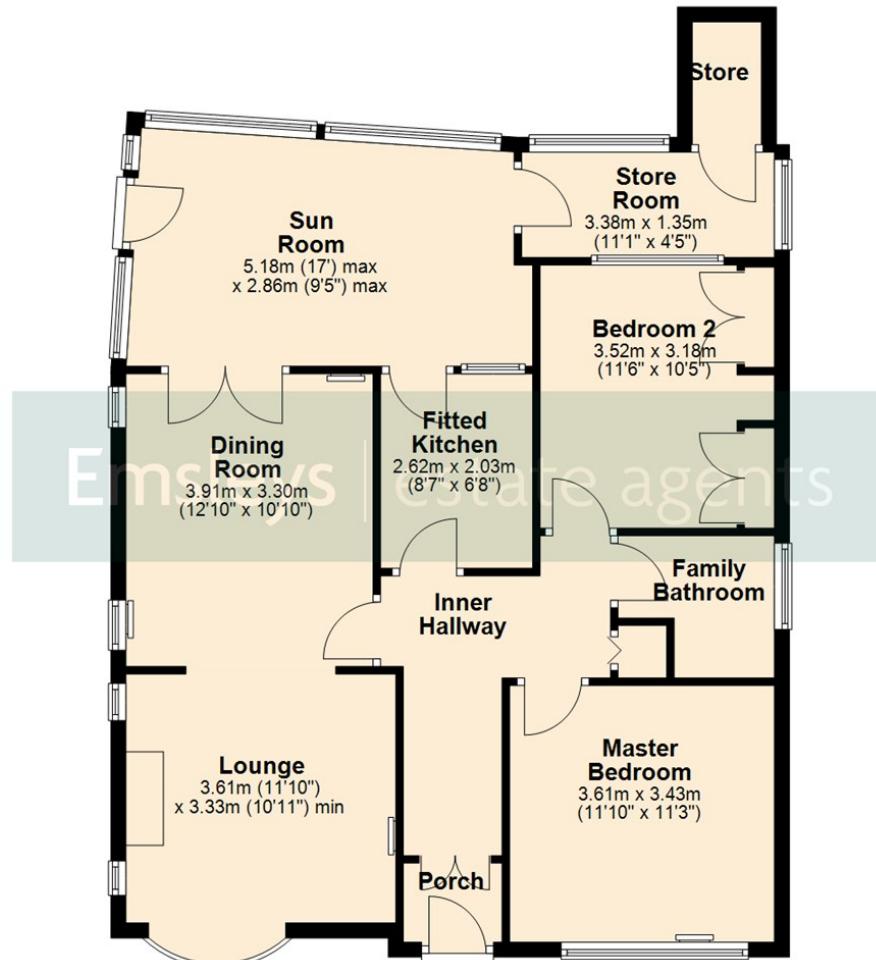
Public transport links are available via nearby stations at Garforth and Cross Gates, both offering regular services to Leeds and York. Road connections to the A1(M) and M1 are also accessible, providing routes towards Wakefield, York and further afield.





Ground Floor

Approx. 94.5 sq. metres (1017.6 sq. feet)



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.



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