



Church Lane | Swillington | LS26 8DY

£220,000

Three Bedroom Semi-Detached House | Council Tax Band A | EPC Rating C

**Emsleys** | estate agents

**\* THREE BEDROOM SEMI-DETACHED \* NO CHAIN! \* GENEROUS REAR GARDEN \* LARGE CONSERVATORY \* OFF ROAD PARKING \***

Nestled on the charming Church Lane with-in the village of Swillington, Leeds. This delightful semi-detached house, offers a perfect blend of comfort and character. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. Additionally, NO CHAIN! means a smoother transition for potential buyers, allowing for a quicker move-in process.

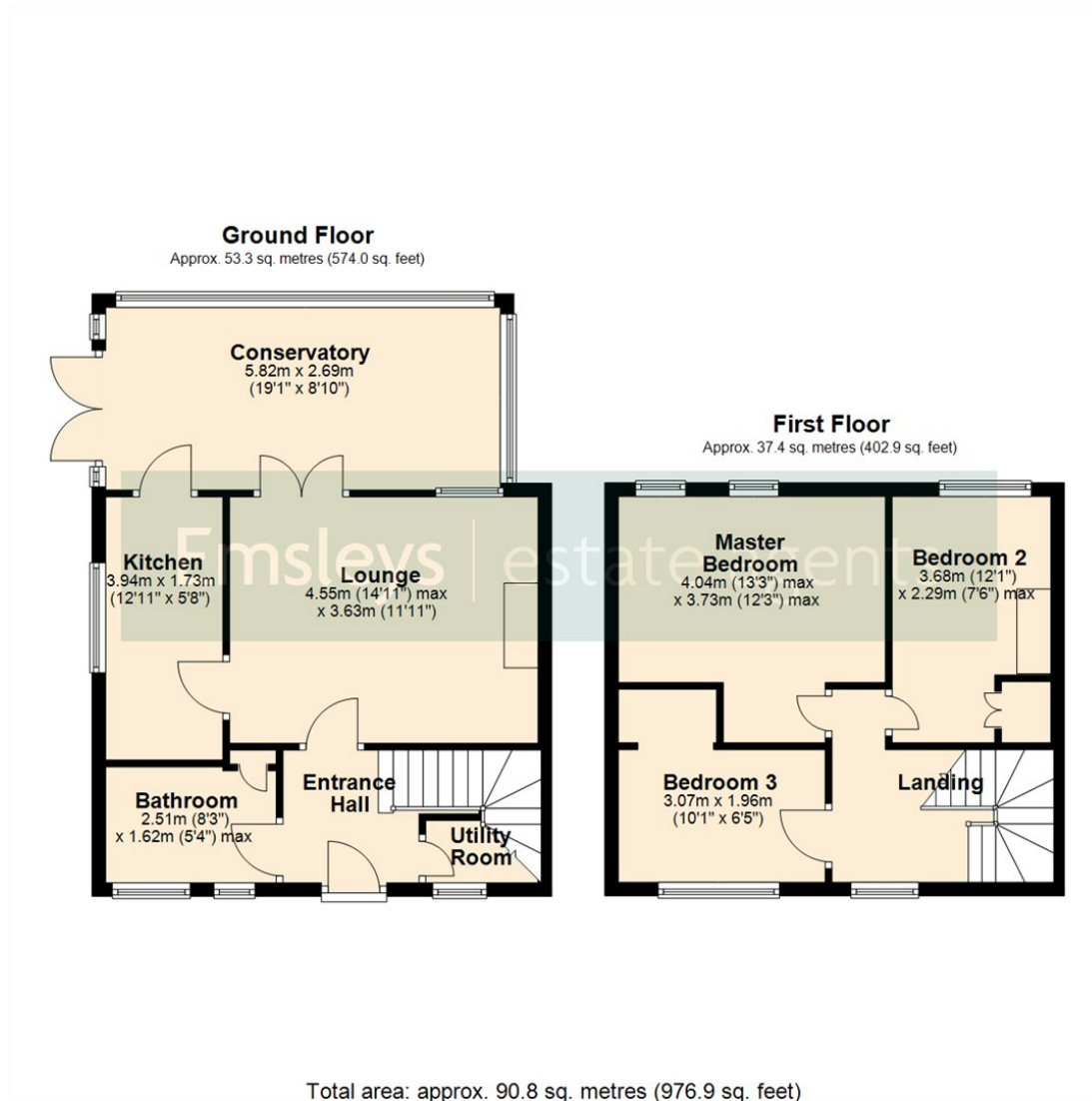
The property boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests. One of the standout features of this residence is the large conservatory, which floods the home with natural light and offers a serene space to enjoy the views of the expansive rear garden with a sunny aspect. The fitted kitchen boasts a number of built-in kitchen appliances. The property also includes a practical utility room, enhancing the functionality of the home. For those chilly evenings, the multi-fuel burning stove in the living area creates a warm and cosy atmosphere, making it a perfect retreat during the colder months.

The garden itself is a true gem, providing a generous outdoor area perfect for gardening, play, or simply unwinding in the fresh air. Parking is made easy with a driveway to the side, ensuring convenience for residents and visitors alike. The current vendor has replaced the gas boiler in December 2025, together with a new roof and composite front door in recent years. There is extra storage within the garden store, with handy work bench.

This charming home on Church Lane is not just a property; it is a place where memories can be made. With its appealing features and prime location, it presents an excellent opportunity for anyone looking to settle in a welcoming community.







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](http://www.emsleysestateagents.co.uk)

**Emsleys** | estate agents