

Mike  
**Dobson**



**5 Woodland Avenue**  
Swillington, Leeds, LS26 8DR

**£250,000**

# 5 Woodland Avenue

Being sold with no onward chain is an extremely well presented two double bedroom semi-detached bungalow located in a cul-de-sac within the village of Swillington.

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

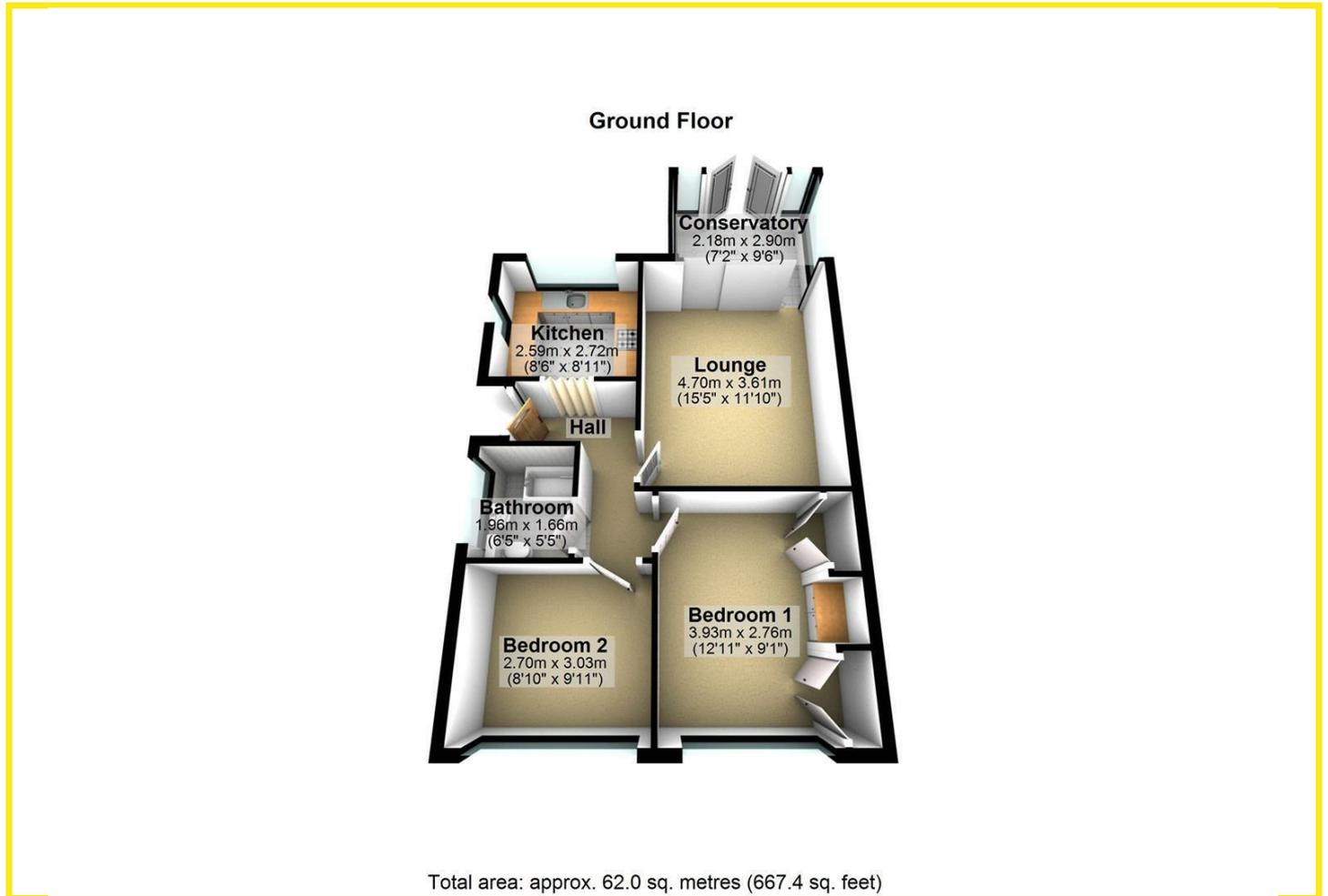
In addition the property and conservatory has had brand new roofs in 2024, PVCu double glazed windows and entrance doors, gas fired central heating with Ferroli combination boiler being serviced on an annual basis and located in one of the kitchen cupboards, access point to the loft being fully insulated, fitted modern kitchen with four ring hob, extractor over, built in oven, space for fridge and plumbing for washing machine, and fitted wardrobes to bedroom one with overhead storage.

Externally, to the front of the property is a lawned garden. A driveway provides ample off road parking for at least two vehicles. The driveway leads to a detached garage with double doors opening outwards, having window, power and light inside. To the rear of the property is a low maintenance garden with some plants and shrubs. There is an outside security light to the side of the property and outside tap to the rear of the property.

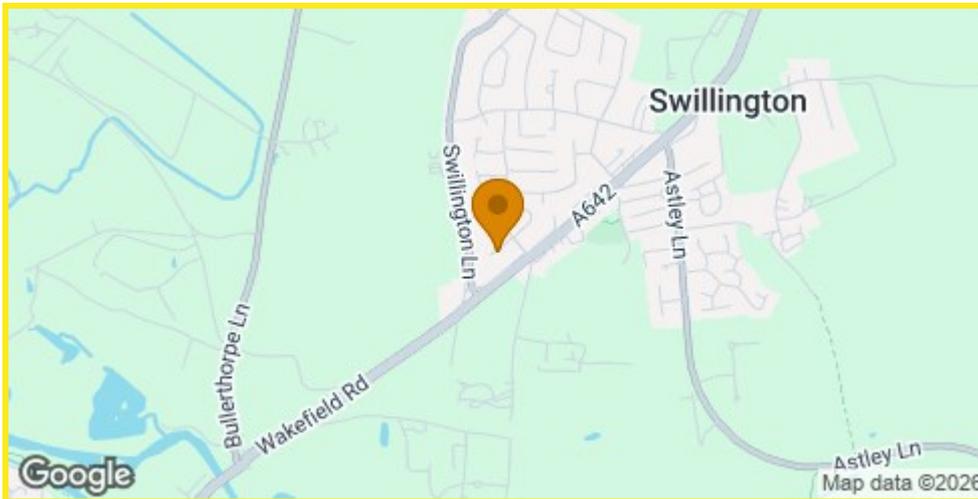




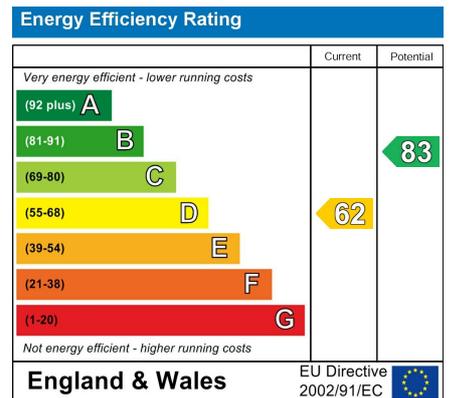
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

On entering the village of Swillington take the right hand turning on to Wakefield Road opposite the Car Wash. Follow this road until you take your next turning right onto Hillcrest and then take your first turning left on to Woodland Avenue. The bungalow can be found on the left hand side of the road as indicated by our Agent's 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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