

*Mike*  
**Dobson**



**38 Church Lane**  
Swillington, Leeds, LS26 8DX

**£240,000**

# 38 Church Lane

Nestled on the charming Church Lane in Swillington, Leeds, this traditional three-bedroom semi-detached house offers a delightful blend of comfort and practicality. The main lounge having a wood burning stove, with separate dining/sitting room, and a fitted kitchen, this home is perfect for both family living and entertaining guests. The property boasts a modern white bathroom suite, ensuring a fresh and contemporary feel.

The house is equipped with gas central heating powered by a combination boiler, providing warmth and efficiency throughout the colder months. The PVCu double glazing enhances energy efficiency while keeping the interiors quiet and cosy.

Outside, the property features a generous driveway with ample parking space for up to four vehicles, making it ideal for families or those with multiple cars. A detached garage adds further convenience for storage or hobbies. The rear garden has a slate patio that leads to a decked area and lawn, perfect for outdoor gatherings or simply enjoying the sunshine.

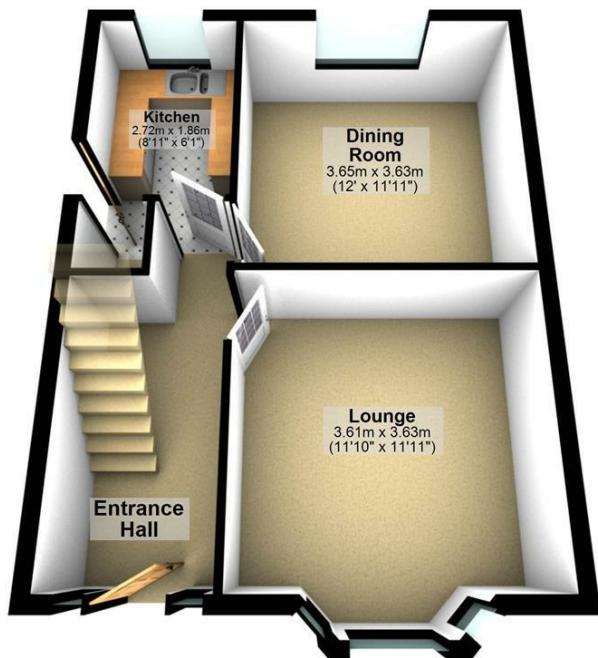
This semi-detached house on Church Lane is not just a home; it is a sanctuary that combines traditional charm with modern amenities, making it an excellent choice for anyone looking to settle in a welcoming community.





## Floor Plan

### Ground Floor



### First Floor

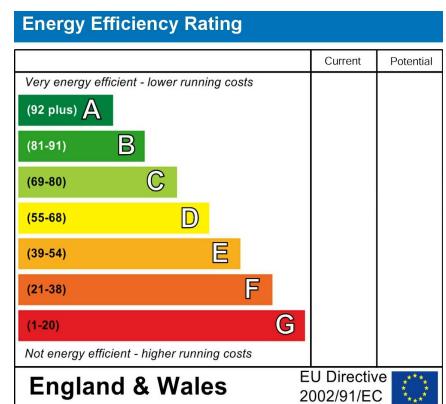


Total area: approx. 83.2 sq. metres (895.9 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

Upon entering the village of Swillington from Garforth, take your first turning right on to Church Lane. Continue along this road and the property can be found on the right hand side of the road as indicated by the agents board.

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