Mike Dobson







2 The Pleasance

Swillington, Leeds, LS26 8ED

£325,000

2 The Pleasance

Nestled in the charming area of The Pleasance, Swillington, Leeds, this beautifully presented, four bedroom extended semi-detached house offers a perfect blend of modern living and comfort. The property boasts an impressive corner position, providing ample space and privacy.

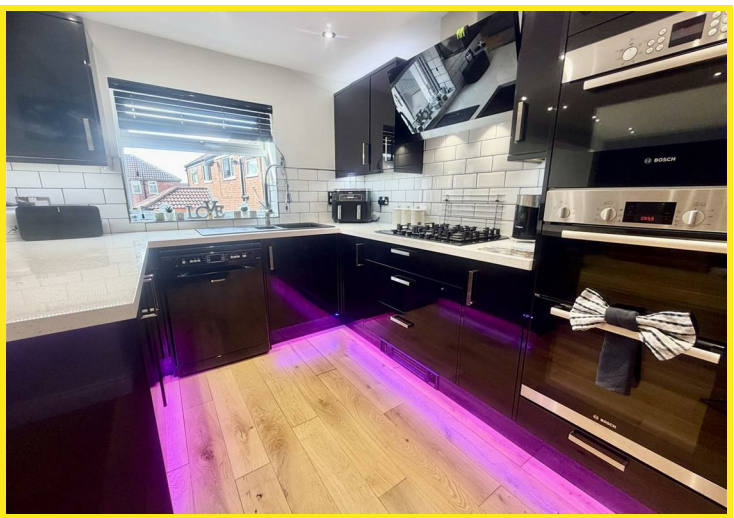
Upon entering, you are welcomed by a spacious hallway that leads to a convenient ground floor WC. The heart of the home is a large open plan living area that seamlessly combines the living room, dining space, and a contemporary kitchen, complete with a range of built-in appliances. A further open plan family area enhances the space, making it ideal for both entertaining and everyday family life. The living area features a delightful wood burner, creating a warm and inviting atmosphere.

The first floor is home to four generously sized bedrooms, ensuring plenty of room for family or guests. The main bedroom is particularly impressive, featuring an en-suite shower room and a walk-in wardrobe, providing a touch of luxury. Additionally, a beautifully re-fitted four-piece family bathroom suite serves the other bedrooms, offering both style and functionality.

Outside, the property continues to impress with off-road parking for several vehicles, leading to an integral double garage equipped with a remote control door, power, and lighting. The rear garden is a private oasis, featuring an enclosed area with a composite decked seating space that transitions to an artificial lawn, perfect for outdoor relaxation and entertaining.

The property benefits from solar panels, along with PVCu double glazing and gas central heating throughout (with a new boiler 2 years ago), this home is not only stylish but also practical and energy efficient. This semi-detached house is a wonderful opportunity for those seeking a spacious and modern family home in a desirable location.









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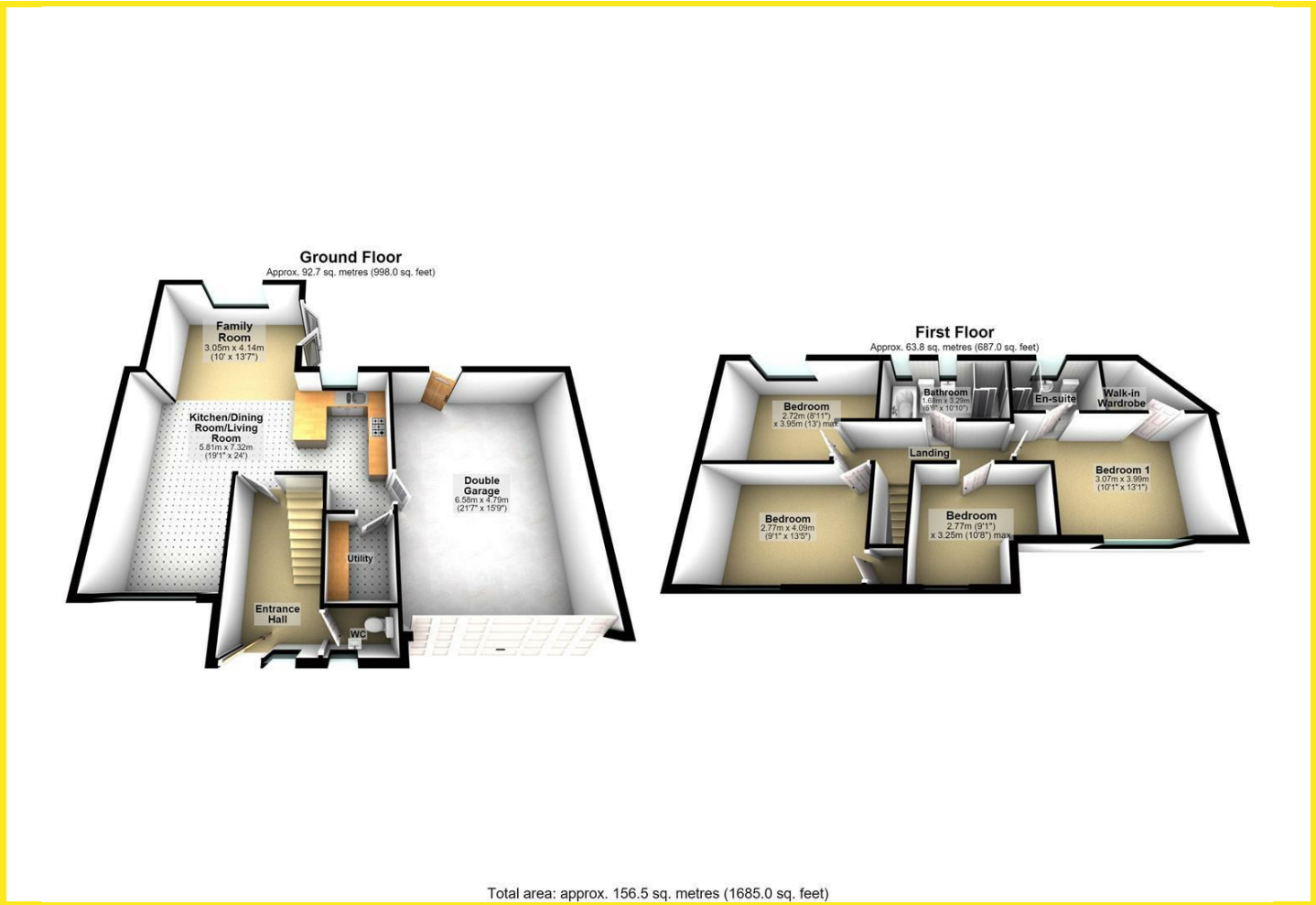








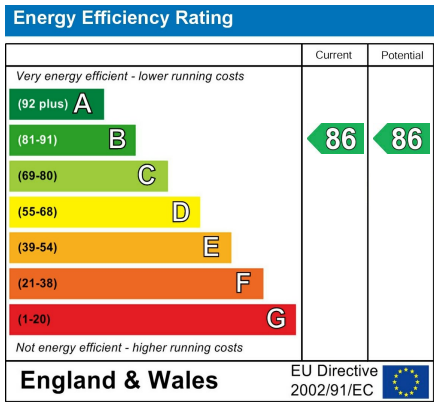
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Garforth office turn right on to Main Street and at the traffic lights turn left on to the A642. At the roundabout take the second exit, remaining on the A642. Turn right on to Church Lane, immediately after the Parish Church on your right. Take the second turning on the left on to Hill Crest and take the second left on to The Pleasance where the property can be found as indicated by our Agents board.

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