



CORNERSTONE

# 22 Lowther Drive, Swillington, Leeds, LS26 8QG



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April

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				



# 22 Lowther Drive

## Guide Price £349,950

Offered for sale by Cornerstone is 22 Lowther Drive, Swillington, Leeds, LS26 8QG. The First Viewings are on Saturday, 3rd May 2025.

This is a well-proportioned four-bedroom Detached Home in a Well-Connected Village Setting.

We are proud to present this four-bedroom detached property, ideally situated on the peaceful and sought-after Lowther Drive in the heart of Swillington. Offering spacious family accommodation with an attached garage, a good-sized rear garden, and excellent connectivity, means that this home will tick many of the right boxes.

### Property Overview

This well-presented home offers generous and flexible living space throughout. The ground floor comprises a welcoming entrance hallway, a bright and spacious sitting & dining room ideal for relaxing or entertaining, a modern feeling open-plan breakfast kitchen that has a UPVC door that opens out into the rear garden.

The first floor of the property features a landing, four nicely-sized bedrooms and a bathroom.

Externally, this home benefits from a private resin driveway, an attached garage, and an enclosed rear garden – perfect for outdoor dining, gardening, or a safe place for children and pets to play.

### Local Amenities

Swillington is a popular village community that offers the best of both worlds – a semi-rural setting with easy access to Leeds city centre and the nearby commuter villages and towns. Just a short walk from the property, you'll find a range of handy local amenities including a Tesco convenience store, a post office, and a local pharmacy.

For families, the area is well-served by local schools such as Swillington Primary, which is highly regarded and within easy reach. The nearby St Aidan's Nature Park and the RSPB reserve offer wonderful walking and cycling routes, while Temple Newsam Estate and Lotherton Hall provide great family days out just a short drive away.

### Transport Links

Swillington offers excellent transport connections for commuters. The nearby M1/M62 motorways provide swift access to Leeds, Wakefield, and beyond. Garforth and Woodlesford train stations are both within a 10-minute drive, offering regular services to Leeds, York, and Manchester. Frequent local bus services connect Swillington to surrounding areas, making day-to-day travel convenient and reliable.

To conclude, a great property in a brilliant and well-connected village location.

### Hallway

You enter the property through a white UPVC door, which is covered by a porch. The hallway is neutrally decorated, it leads to the open plan sitting & dining room, the breakfast kitchen and the staircase to the first floor landing. A handy under staircase cupboard is present.

### Open Plan Sitting & Dining Room

A spacious and neutrally decorated room with coving. The open plan sitting and dining room also benefits from having two double-glazed windows to the front and rear elevations. The window at the rear has a lovely view down the garden.

### Breakfast Kitchen

A neutrally decorated breakfast kitchen that is fitted with ample lower and upper-level cupboards with contrasting worktops with tiled splash backs. The kitchen utilities comprise a stainless steel sink with a drainer that has a large double-glazed window above, which looks down the rear garden. The kitchen has an integrated oven, a hob with a stainless steel extractor hood above. Space for a fridge and space for a washing machine. An arch leads through into the extended part of the kitchen, which is perfect for a table. This would be a great space to enjoy breakfast. It is also surrounded by ample cupboards and worktop space. There is also space for a free-standing freezer. A double-glazed glass door leads out into the rear garden.

### Landing

A neutrally decorated landing which leads to the four bedrooms and the bathroom. A loft hatch is present above the landing.

### Principal Bedroom

A neutrally decorated bedroom with coving to the ceiling and a large double-glazed window to the front elevation.

### Double Bedroom Two

A neutrally decorated double bedroom with coving and fitted wardrobes. A double-glazed window looks out over the rear garden.

### Bedroom Three

A neutrally decorated bedroom with coving that is currently used for storage. It has a double-glazed window to the front elevation.

### Bedroom Four

Currently used as a study/office, this bedroom is neutrally decorated with coving. A double-glazed window looks out over the rear garden.

### Bathroom

A partially tiled bathroom that comprises a corner shower enclosure, a wall-mounted wash basin and a toilet. A frosted double-glazed window allows natural light in.

### Driveway & Garage

This property benefits from a large resin driveway, which offers plenty of off-road parking. It has access to a garage, which is entered by an up-and-over door. The garage has a window to allow natural light in and a light.

### Rear Garden

A stunning rear garden that comprises a large patio perfect for sitting out on in the warmer summer months. Beyond the patio is a large lawn which leads to a timber shed. The lawn is also surrounded by mature borders with many plants and trees, which also creates a good degree of privacy.

### Important Information

TENURE - FREEHOLD.

Council Tax Band D.

1. Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - Purchasers will be asked to produce original or certified identification and evidence of address documentation. We carry out electronic anti-money laundering checks on all buyers. We use a risk-based approach to determine the level of detail we apply when looking at each individual purchaser. Therefore, we may require additional documentation or information. If you conclude a sale subject to contract, you understand we shall carry out electronic anti-money laundering checks. This is not a credit





Total Area: 103.1 m<sup>2</sup> ... 1110 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

check and will not affect your credit file but may show on your credit search file.

2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property, and if there is any aspect of our particulars which is of importance to you, please contact the office, and we will be happy to check where we reasonably can.

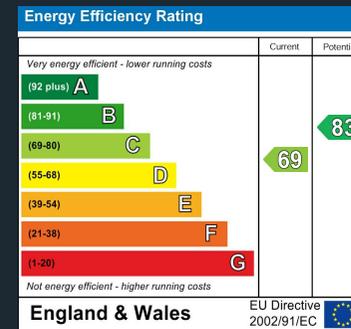
3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note that we have not tested the services or any of the equipment or appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract, the matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Sales & Lettings nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

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