



Fairburn Drive | Garforth | LS25 2AR

£260,000

Four Bedroom Semi-Detached House | Council Tax Band C | EPC Rating D

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\*\*\* EXTENDED FOUR BEDROOM SEMI-DETACHED HOUSE. NO CHAIN! IN NEED OF MODERNISATION. GARAGE & PARKING \*\*\*

Presenting an extended four bedroom semi-detached property listed for sale with NO CHAIN! This property is in need of modernisation and upgrading through out, an ideal opportunity for those looking to make their mark on a home. The property houses, two reception rooms, each with their unique features. The lounge is graced with a large window that allows an abundance of natural light to flood in, creating a bright and welcoming space. The second reception room benefits from a garden view and access into the kitchen, utility area and cloaks/WC.

The residence boasts a total of four bedrooms, each sizable enough to accommodate a double bed, with the fourth bedroom having the versatility to function as either a study or a single room. In addition, there is a family bathroom, a separate shower room and a separate WC.

In terms of outdoor space, the property features a private rear garden and would provide a lovely area for outdoor dining or a children's play area. The property also benefits from an integral single garage and parking facilities.

One of the significant selling points of this property is its location. It is situated in a neighbourhood with excellent public transport links, nearby schools, and local amenities. This location strikes a perfect balance between convenience and accessibility, making it ideal for families or professionals.

## Ground floor

### Porch

Double-glazed windows, tiled flooring and a door to:

### Lounge 4.17m x 4.45m (13'8" x 14'7")

Double-glazed window to the front, wall mounted gas fire, radiator, two wall light points, coving to the ceiling, an open-plan staircase to the first floor and a door to:

### Dining Room 3.23m x 4.47m (10'7" x 14'8")

Double-glazed window to the rear, built-in storage cupboard, radiator, coving to the ceiling, built-in under-stairs storage cupboard and an archway to:

### Kitchen 2.90m x 2.31m (9'6" x 7'7")

Range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for an automatic washing machine, built-in electric oven, built-in four ring gas hob with pull-out extractor hood over, double-glazed window to the side, double-glazed window to the rear and tiled flooring.

### Utility Area 2.54m x 1.55m min (8'4" x 5'1" min)

Double-glazed window to the rear, double-glazed rear entrance door and a door to:

### WC

Double-glazed window to the rear and fitted with a low-level WC.

## First floor

### Landing

Doors to:

### Bathroom

Fitted with a two piece suite comprising; panelled bath and pedestal wash hand basin, tiled splashbacks, double-glazed window to the rear and a radiator.

### Bedroom 3 2.72m x 2.57m (8'11" x 8'5")

Double-glazed window to the rear and a radiator.

### Bedroom 2 4.85m x 2.57m max (15'11" x 8'5" max )

Double-glazed window to the front, radiator and fitted wardrobes with hanging rail, shelving and a cupboard.

### Bedroom 4 3.53m max x 1.80m (11'7" max x 5'11")

11'7" max (8'9" min) x 5'11"

Double-glazed window to the front, built-in over-stairs storage cupboard and a radiator.

## Inner Hallway

### Master Bedroom 4.70m x 2.39m (15'5" x 7'10")

Double-glazed window to the front and a radiator.

### Shower Room

A recessed shower enclosure with an electric shower over.

## WC

Fitted with a two piece suite comprising; wash hand basin and low-level WC. and a double-glazed window to the rear.

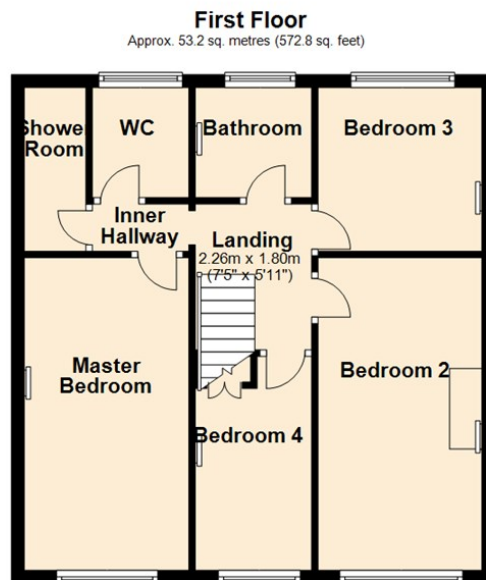
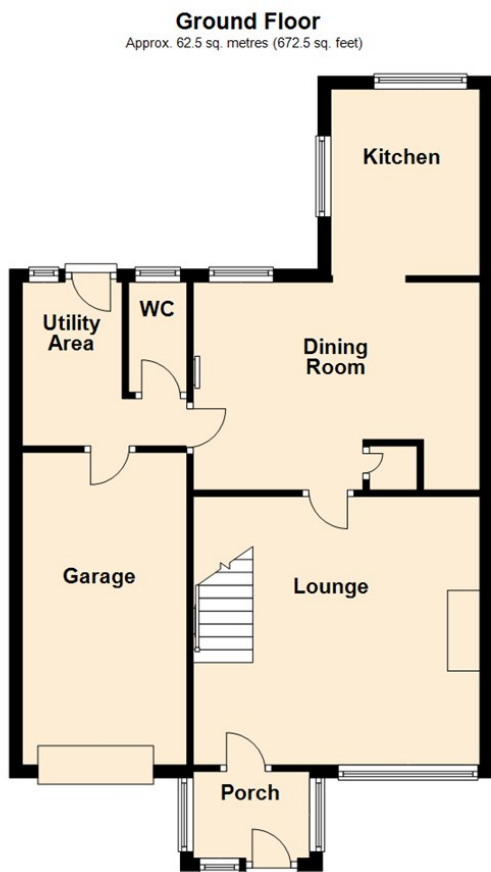
## Garage

Integral single garage with power and light connected with an up-and-over door.

## Outside

There is a lawned garden to the front, with driveway parking which leads to the garage. To the rear, there is a good sized garden.





Total area: approx. 115.7 sq. metres (1245.4 sq. feet)

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.



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