



Fairburn Drive | Garforth | LS25 2AR

£225,000

Three Bedroom Semi-Detached | Council Tax Band B | EPC Rating D

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*** THREE BEDROOM CHALET STYLE SEMI-DETACHED PROPERTY. NO CHAIN!. THROUGH LOUNGE/DINER. GROUND FLOOR BATHROOM. GARAGE & PARKING ***

Presenting this three bedroom semi-detached property for sale, which is brimming with potential and awaiting the perfect owner to bring it to life. While it currently requires modernising, this house presents a fantastic opportunity for those looking to make their mark on a property.

The home boasts a total of three good sized bedrooms. The master bedroom is a spacious double, complete with built-in wardrobes for ample storage. The ground floor bathroom houses a modern white suite with a shower over the bath, offering a blank canvas for you to create your ideal space. The lounge, a spacious reception room, serves as the heart of the home, featuring large windows that bathe the room in natural light. The room overlooks the lovely rear garden, offering tranquil views, and includes a dining area, perfect for hosting family and friends. The property also features a kitchen equipped with a built-in oven and hob, plus an larder fridge/freezer.

This property benefits from a single garage and driveway, providing secure off-street parking. The rear garden is not overlooked, ensuring privacy and peace. Furthermore, the property is being sold with no onward chain, enabling a potentially quicker move. The location offers excellent public transport links and is in close proximity to local schools, ideal for families. This property's potential, combined with its desirable location and unique features, makes it a fantastic opportunity for those looking to shape a home to their own tastes. Schedule a viewing today to fully appreciate the potential this property holds.

Ground floor

Entrance Hall

Double-glazed window to the front, radiator, stairs to the first floor landing and doors to the lounge and bathroom.

Lounge/Diner 6.65m x 3.10m max (21'10" x 10'2" max)

Double-glazed window to the rear, double-glazed window to the front, coal effect gas fire with surround, two radiators, coving to the ceiling and a door to:

Fitted Kitchen 2.31m x 2.57m (7'7" x 8'5")

Fitted with a range of base and eye level units with worktop space over and a one and half bowl stainless steel sink unit with single drainer and mixer tap. Integrated larder fridge/freezer, plumbing for an automatic washing machine, built-in electric oven, built-in four ring electric hob with pull-out extractor hood and a double-glazed window to the side.

Family Bathroom

Fitted with a three piece modern white suite comprising; panelled bath with hand shower attachment over, wash hand basin with storage under and a WC with a hidden cistern, full height tiling to all walls, double-glazed window to the side, chrome ladder style radiator and tiled flooring.

First floor

Landing

Access to the loft space and doors to:

Master Bedroom 2.97m x 3.96m (9'9" x 13'0")

Double-glazed dormer window to the front, built-in wardrobes with sliding doors, hanging rail and shelving, radiator and a door to an over-stairs storage cupboard.

Bedroom 2 3.58m x 2.41m (11'9" x 7'11")

Double-glazed dormer window to the rear, built-in boiler cupboard with a hot water tank and a radiator.

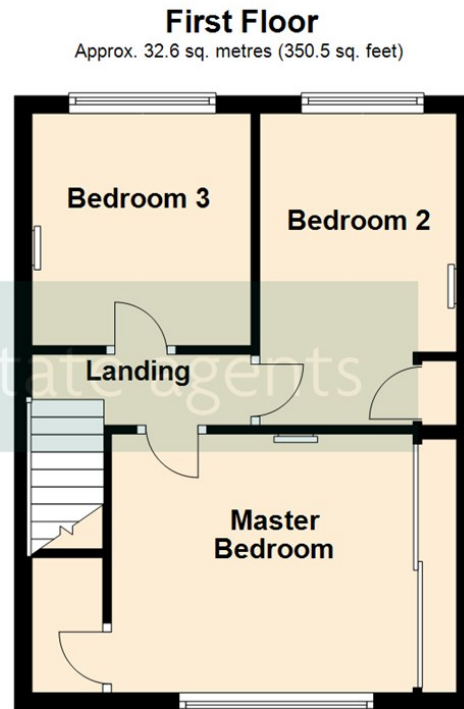
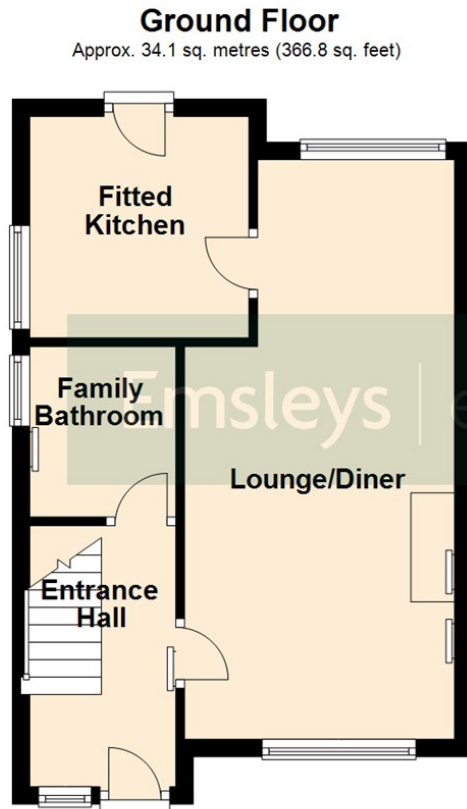
Bedroom 3 2.64m x 2.39m (8'8" x 7'10")

Double-glazed dormer window to the rear and a radiator.

Outside

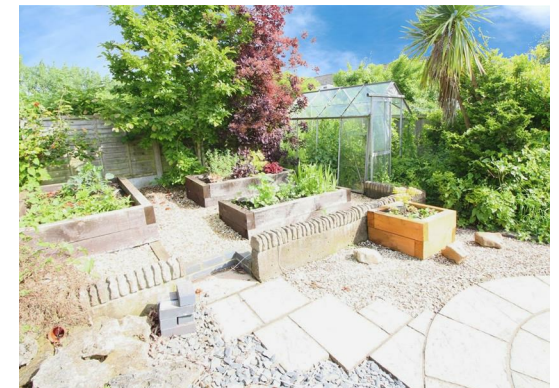
There is a gravelled area to the front, with mature shrub beds and a driveway to the side, offers off-road parking for two cars and leads to the detached single garage. To the rear, there is a pretty mature garden with well stocked flower and shrub beds and a decorative paved patio seating area. In addition, there is a greenhouse.





Total area: approx. 66.6 sq. metres (717.3 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.



6 Main Street | Garforth | Leeds | LS25 1EZ

t: 0113 286 4000 www.emsleysestateagents.co.uk

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