

Mike  
**Dobson**



**11 Severn Drive**

Garforth, Leeds, LS25 2BD

**£180,000**

# 11 Severn Drive

**\*\*NO ONWARD CHAIN\*\*** **LOOKING FOR A PROJECT, LOOK NO FURTHER\*\***

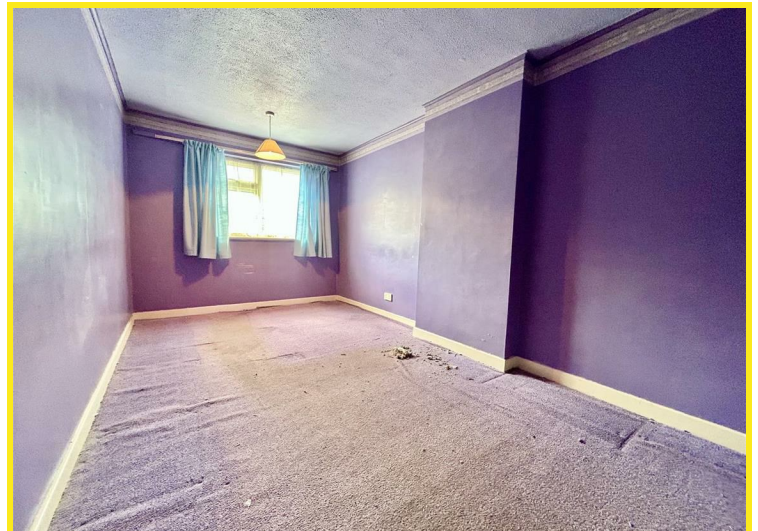
Being offered for sale is this three bedroom semi detached house located on Severn Drive in the lovely area of Garforth. The accommodation briefly comprises a front entrance porch, spacious reception room, dining area, kitchen, three bedrooms to the first floor and bathroom/WC.

Outside the property has off road parking and a detached garage (in need of repair) with established gardens to both the front and rear of the property.

Situated in a peaceful neighbourhood, this house offers a tranquil retreat from the hustle and bustle of city life. The location is ideal for those seeking a balance between urban amenities and suburban tranquillity.

The property does require complete renovation and has been reflected within the asking price. Don't delay, book your viewing to avoid disappointment.

In close proximity to green lane primary school.

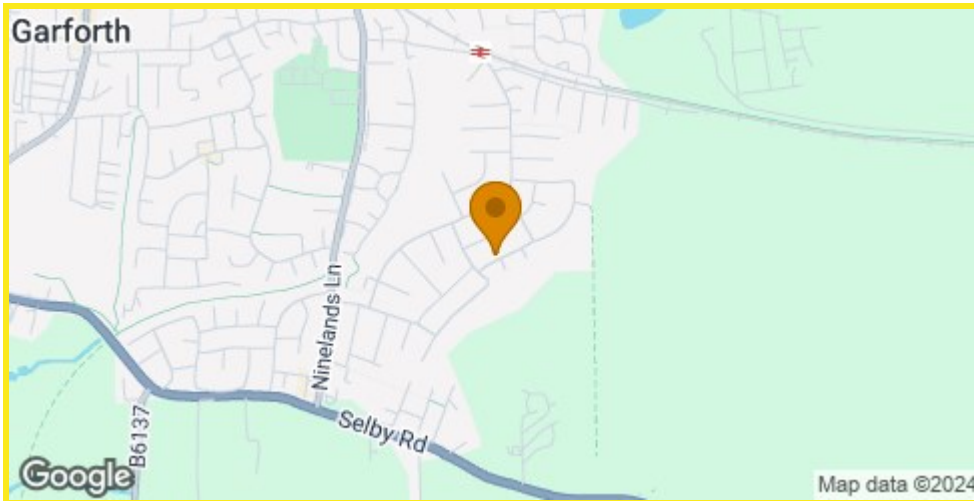




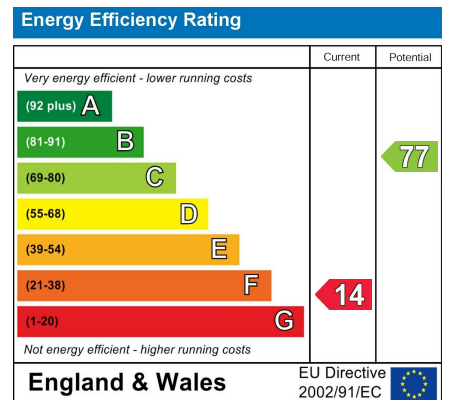
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

From the A63 Leeds/Selby Road turn into Garforth on Ninelands Lane by the Fire Station. Follow Ninelands Lane and take the first turning right on to Hazelwood Avenue, then first left on to Fairburn Drive. Take the fourth turning right off Fairburn Drive onto Acaster Drive, then second left on to Severn Drive where the property can be found on the left hand side.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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