Mike Dobson

# 23 Fairburn Drive

Garforth, Leeds, LS25 2AR

**£220,000**

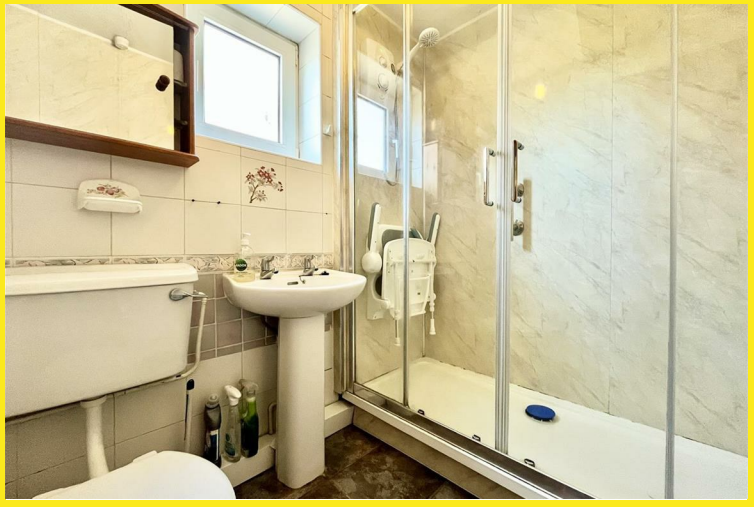
# 23 Fairburn Drive

Being sold with no onward chain is a three bedroom chalet style semi-detached house situated on Fairburn Drive within Garforth and within walking distance to East Garforth train station and all other local amenities.

The accommodation briefly comprises entrance hall, lounge/diner, conservatory, kitchen, ground floor bathroom, first floor landing, bedroom one, bedroom two, and bedroom three.

In addition the property has PVCu double glazed windows and entrance doors throughout with French doors from the conservatory leading out in to the rear garden, gas fired central heating with combination boiler being located under the stairs and serviced on an annual basis with the last service being done in 2024, fitted kitchen to include fridge/freezer, cooker and washing machine, large shower cubicle to shower room/W.C., access point to the loft with pull down ladder being insulated and partly boarded, fitted wardrobes to one wall in bedroom one, and useful storage cupboard to bedroom one and two.

Externally, to the front of the property is a lawned garden with plants and shrubs to the border. There is a driveway which provides off road parking and leads to a detached garage with up and over door. To the rear of the property is a longer than average garden with lawned areas including a greenhouse.



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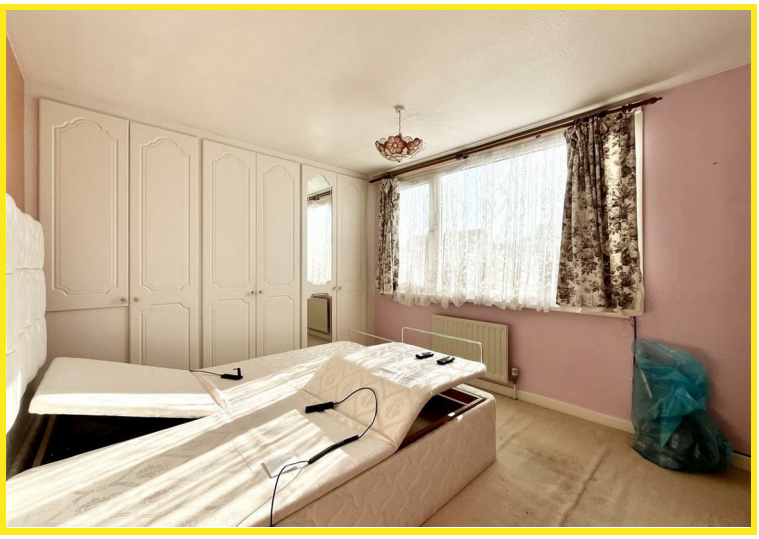
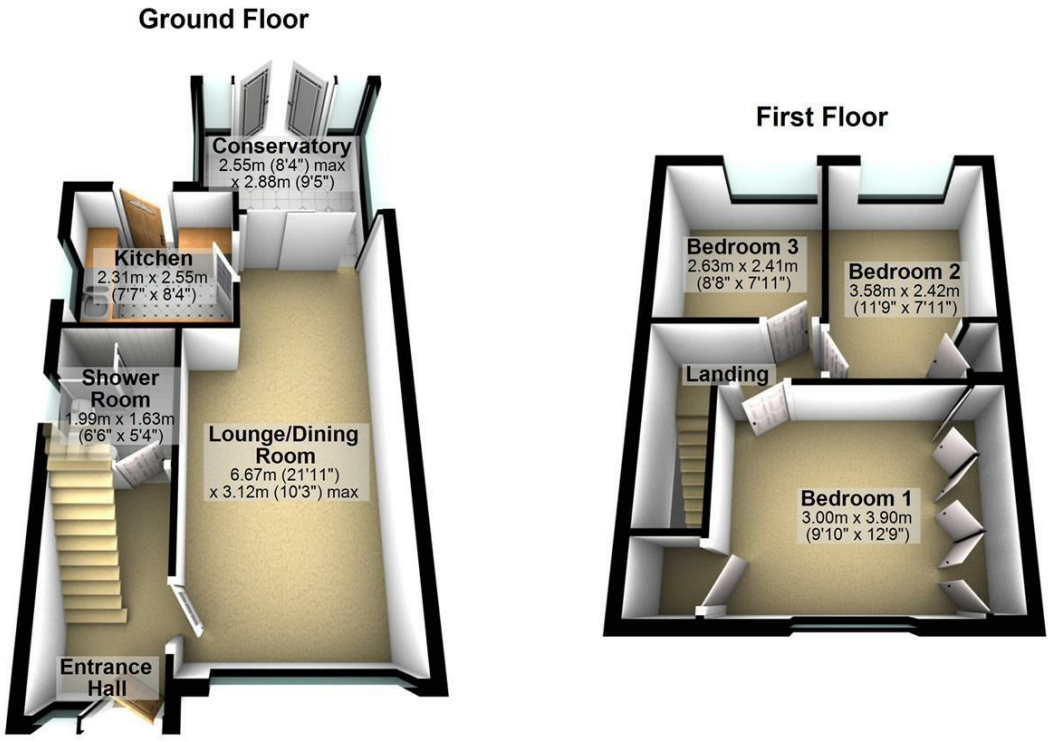
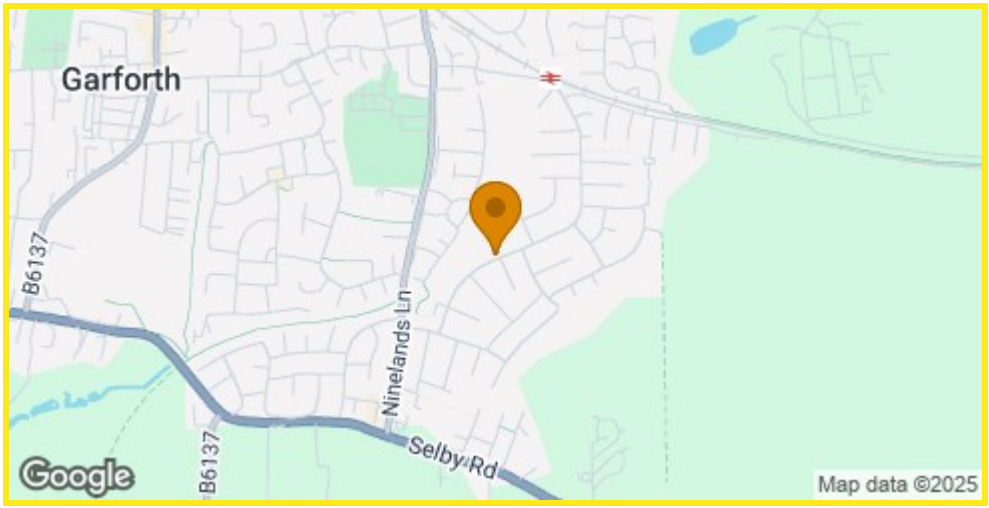


## Floor Plan

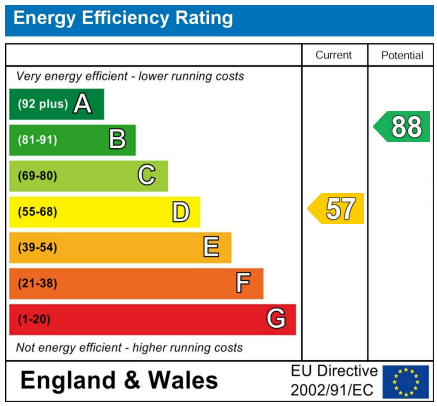



Total area: approx. 74.5 sq. metres (801.7 sq. feet)

## Area Map




## Energy Efficiency Graph




## Directions

From the A63 Leeds/Selby Road turn into Garforth on Ninelands Lane by the Fire Station. Take the first turning right off Ninelands Lane on to Hazelwood Avenue, then first left on to Fairburn Drive. Alternatively from Garforth Main Street turn on to Church Lane between the Library and the Medical Centre. Follow Church Lane to the 'T' junction. Turn right on to Ninelands Lane, then immediately left on to Green Lane. Bear right on to Fairburn Drive.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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