

Mike
Dobson



30 Fosse Way

Garforth, Leeds, LS25 2JE

Offers Around £265,000

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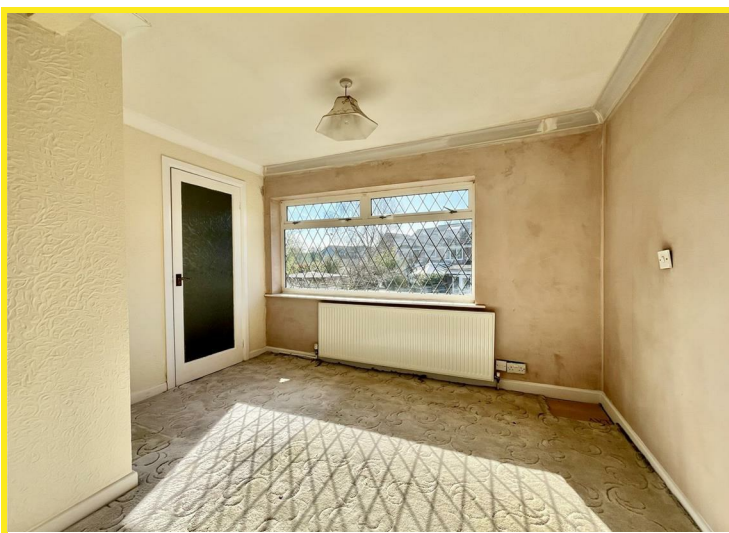
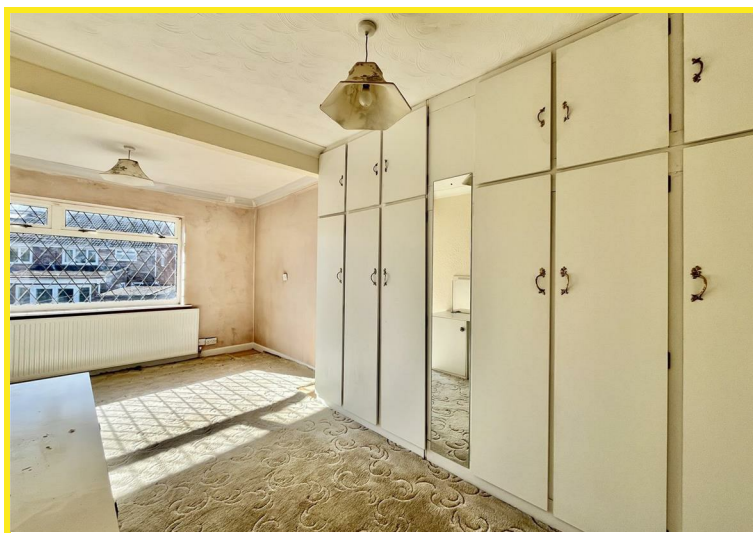
Being sold with no onward chain is an extended three bedroom semi-detached house located at the head of a cul-de-sac location within walking distance to Green Lane Primary School and East Garforth train station.

The accommodation briefly comprises entrance porch, lounge, dining area, separate W.C., kitchen, utility room, first floor landing, bedroom one, shower area, bedroom two, bedroom three, and bathroom/W.C.

In addition the property has PVCu double glazed windows throughout, PVCu double glazed front entrance door and single sliding patio doors from the dining area leading to the rear garden, gas fired central heating with Baxi combination boiler which was installed about 5 years ago and located in a storage cupboard in bedroom three, fitted kitchen with four ring gas hob, extractor over, double oven, integrated fridge, freezer and dishwasher, useful loft having pull down ladder and being fully boarded and having a Velux window, and fitted wardrobes to bedroom one and bedroom two.

Externally, to the front of the property is a lawned garden. A driveway provides off road parking for multiple vehicles and leads to the larger than average garage with up and over door having power and light inside. The garage has a potting shed to the rear which gives access in to the rear garden. To the rear of the property is a lawned garden with a paved patio seating area.





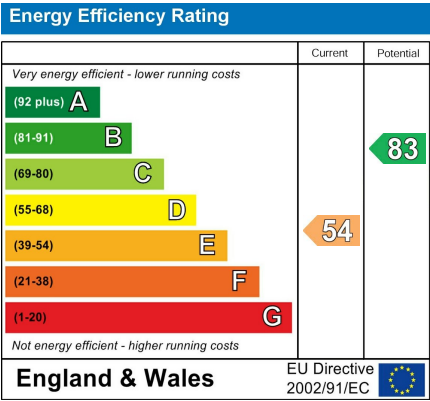
Floor Plan



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. Fosse Way is then the seventh turning off Fairburn Drive on the right hand side. Alternatively from Garforth Main Street turn on to Church Lane between the Library and the Medical Centre. Follow Church Lane to the 'T' junction. At the junction turn right on to Ninelands Lane then immediately left on to Green Lane. Bear right on to Fairburn Drive and from this direction Fosse Way is the fourth turning off Fairburn Drive 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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