



Foundry Approach, Leeds LS9 6BT

welcome to

Foundry Approach, Leeds

This three-bedroom semi-detached home offers spacious living throughout and presents excellent potential for future enhancement. The property benefits from a generous driveway with space for multiple vehicles, as well as a private enclosed rear garden.



Foundry Approach Porch

At the front of the property, the porch provides access to the hallway. It features a side entrance door and a large double-glazed window, allowing plenty of natural light.

Hallway

Upon entering the hallway from the porch, you'll find access to the dining room and lounge on the right. At the end of the hallway, the kitchen is conveniently located.

Lounge/ Dining Area

On the ground floor is a spacious lounge and dining area. This versatile room offers excellent potential, as it can be separated into a dedicated lounge and dining space or used solely as a lounge. It is enhanced by double-glazed windows to both the front and rear, allowing plenty of natural light, and benefits from two fitted radiator and a gas fire.

Kitchen

The kitchen is situated at the rear of the property and includes a door providing direct access to the garden. A double-glazed window. It is fitted with a range of wall and base units, a gas hob with electric oven, sink and drainer, and plumbing for a washing machine. Additional features include an extractor fan, with the boiler conveniently housed within the kitchen.

Bedroom One

Bedroom One is positioned at the front of the property and benefits from built-in wardrobes. The room features a front double-glazed window and a fitted radiator. Well sized, it offers excellent potential for a variety of uses.

Bedroom Two

Bedroom Two is positioned at the rear of the property and benefits from a double-glazed window and a fitted radiator. The room also includes built-in storage, making it both practical and versatile.

Bedroom Three

Bedroom Three is positioned at the front of the property and benefits from a double-glazed window and a fitted radiator.

Bathroom

The bathroom is finished with fully tiled walls and flooring, creating a modern and practical space. It is fitted with a free-standing shower, toilet, and a vanity sink with built-in storage. Additional features include a radiator and double-glazed window.

Outside

The exterior of the property offers excellent features, including off-street parking at the front for multiple vehicles. Security cameras and lighting are installed at both the front and rear. To the rear, you'll find a fully enclosed garden, thoughtfully laid out with a combination of paved and lawn areas, as well as a practical outbuilding.



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Foundry Approach, Leeds

- GUIDE PRICE £175,000 - £185,000
- THREE BEDROOM SEMI DETACHED
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- ENCLOSED REAR GARDEN
- GOOD LOCATION

Tenure: Freehold EPC Rating: C
Council Tax Band: A

guide price

£175,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
OAK106850 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 248 8263



Oakwood@williamhbrown.co.uk



498 Roundhay Road, Oakwood, LEEDS, West
Yorkshire, LS8 2HU



williamhbrown.co.uk