



Foundry Lane, Leeds LS9 6RF

welcome to

Foundry Lane, Leeds

This well-presented three-bedroom semi-detached home benefits from a driveway and generous garden space. Inside, the property offers spacious living throughout and presented in move-in condition. The location is highly convenient, with local schools, amenities, and supermarkets all in easy reach.



Foundry Lane Hallway

On entering through the front door, you are welcomed into a spacious hallway with a fitted radiator and staircase leading to the first floor. The hallway is finished with laminate flooring.

Lounge

The lounge is positioned at the front of the property and features a large double-glazed bay window, fitted radiator, and laminate flooring. With decorative coving and generous proportions, the room offers a welcoming atmosphere.

Kitchen / Diner

The kitchen and dining area are open-plan and generously sized. The kitchen includes a rear window and a side door, both providing access to the garden, while the dining area benefits from large windows and a door leading outside. Fitted with wall and base units, the kitchen features an integrated gas hob, oven, extractor fan, sink with drainer, and plumbing for both a washing machine and dishwasher. The dining space offers room for a freestanding fridge freezer, and spotlights complete this versatile area.

First Floor Bedroom One

Situated at the front of the property, Bedroom One boasts a striking bay window, fitted radiator, and modern laminate flooring. With its generous proportions, this room provides a bright and welcoming space.

Bedroom Two

Bedroom Two is located at the rear of the property and benefits from a double-glazed window, fitted radiator, and large built-in wardrobes. The room is finished with laminate flooring.

Bedroom Three

Bedroom Three, the smallest of the bedrooms, is positioned at the front of the property. It features a double-glazed window, fitted radiator, and is finished

with carpet flooring.

Bathroom

The stylish family bathroom features fully tiled walls, a bath, shower cubicle, toilet, and sink. Practical touches include a floor-to-ceiling storage cupboard, extractor fan, and spotlights, while a rear double-glazed window and a side double glazed window complete this modern space.

Outside

At the front of the property, double drive gates provide access to the driveway. The front garden is partly paved with a lawned area featuring a variety of planted trees. Side access leads to the rear garden, which is fully enclosed by fencing and finished with paved flooring.



view this property online williamhbrown.co.uk/Property/OAK109538



welcome to

Foundry Lane, Leeds

- GUIDE PRICE £240,000 - £250,000
- THREE BEDROOM
- DRIVE WAY
- ENCLOSED FRONT AND REAR GARDEN
- SPACIOUS THROUGHOUT

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

guide price

£240,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAK109538



Property Ref:
OAK109538 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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