



Foundry Lane, Leeds LS9 6RF

william
h brown

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.



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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



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Property Ref:
OAK109538 - 0003



Please note the marker reflects the postcode not the actual property

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