



 **3**  
Bedrooms

 **1**  
Bathroom

**Tenure :**  
**Freehold**



This three-bedroom semi-detached house located on Severn Drive in Garforth offers a fantastic renovation opportunity. The property features two reception rooms, a single bathroom, and a kitchen. It also includes a garage and a garden, providing ample outdoor space. Situated in a sought-after location, this unfurnished property is ideal for those looking to customize their home.

Situated in the desirable area of Garforth, this three-bedroom semi-detached house on Severn Drive presents a unique renovation opportunity for prospective buyers. The property comprises three bedrooms, a single bathroom, and two reception rooms, offering a versatile layout that can be adapted to suit various needs. The kitchen provides a functional space that can be modernized to enhance the overall living experience.

Externally, the property benefits from a garage, providing secure parking or additional storage space. The garden offers an outdoor area, perfect for gardening enthusiasts or those seeking a private outdoor retreat. The property's location in a sought-after area of Garforth adds to its appeal, with local amenities and transport links easily accessible.

Garforth is well-served by a range of amenities, including shops, schools, and recreational facilities, making it a convenient location for families and professionals alike. The area is also well-connected by public transport, with Garforth railway station providing regular services to Leeds and surrounding areas, and easy access to major road networks for those commuting by car.

**Kitchen** 3.17m x 2.26m (10' 5" x 7' 5")

**Living Room** 3.93m x 3.15m (12' 11" x 10' 4")

**Dining Room** 3.29m x 2.70m (10' 10" x 8' 10")

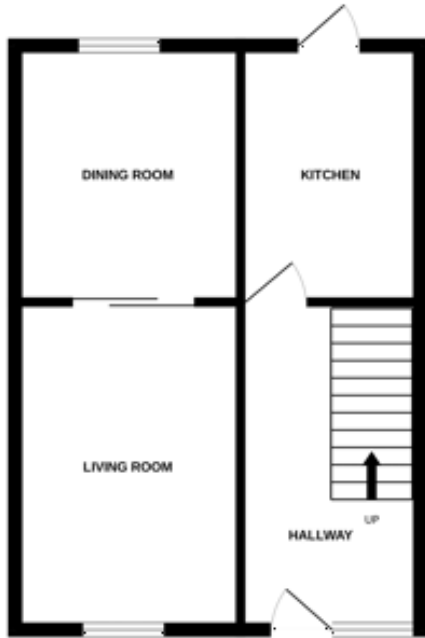
**Bedroom 1** 3.96m x 3.04m (13' x 10' )

**Bedroom 2** 3.30m x 3.03m (10' 10" x 9' 11")

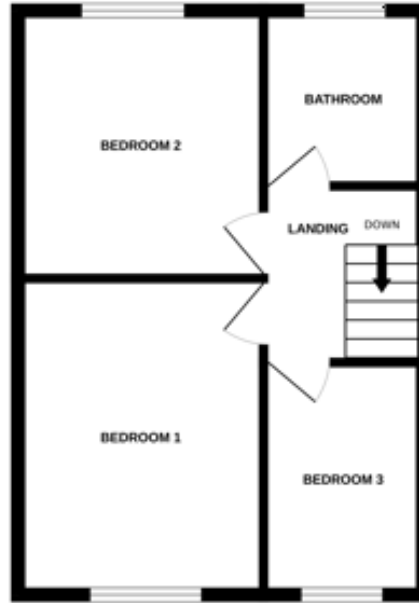
**Bedroom 3** 3.00m x 1.97m (9' 10" x 6' 6")

**Bathroom** 2.17m x 1.96m (7' 1" x 6' 5")

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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