



Fearnville Drive, Leeds LS8 3DH

welcome to

Fearnville Drive, Leeds

This is a wonderful four-bedroom home offering fantastic benefits throughout. This home offers versatile living space, including three reception rooms and valuable loft space. It is an all-round impressive property, further enhanced by a driveway to the front and a spacious rear garden.



Fearnville Drive Ground Floor

Lounge

A welcoming, spacious room featuring a large double-glazed window to the front and a fitted radiator. The space includes coving to the ceiling and carpet flooring, creating a comfortable, homely feel. Double doors open through to the dining room or second sitting room, allowing the two areas to flow naturally together.

Dining Room

A versatile dining room, currently enjoyed as a second sitting room, offering plenty of space for a range of uses. The room includes a fitted radiator and impressive double-glazed French doors to the rear, providing natural light and direct access to the rear garden.

Kitchen/ Diner

A bright and well-appointed kitchen fitted with a range of wall and base units, along with integrated appliances, an extractor fan, and a sink with drainer. The space also benefits from a breakfast bar area, room for free-standing appliances and a useful under stairs pantry. Two double-glazed windows overlook the rear, while an external door with a double-glazed window allows additional natural light to flow in, creating a fresh and inviting atmosphere.

Study/ Lounge

The third reception room is conveniently positioned within the home and can be accessed either from the entrance hall or directly from the kitchen. It features a double-glazed window to the front and a fitted radiator, creating a comfortable and practical working environment. While currently used as an office, this room offers versatile potential for a variety of uses.

First Floor Bedroom One

A spacious double bedroom featuring a double-glazed window to the rear and a fitted radiator.

Bedroom Two

Bedroom Two is a comfortable double bedroom, featuring a double-glazed window to the front and a fitted radiator.

Bedroom Three

A well-proportioned single bedroom featuring a double-glazed window to the front and a fitted radiator.

Bedroom Four

Bedroom Four, positioned at the front of the property, is a spacious double room featuring a double-glazed window and a fitted radiator. This room includes a separate loft space.

Bathroom

The bathroom features a rear double-glazed window and offers a clean, modern space complete with an L-shaped bath with overhead shower, a toilet, and a vanity sink with under-storage. The room is finished with fully tiled walls and flooring, creating a bright and practical environment.

Shower Room

The shower room features a rear double-glazed window, a toilet, a vanity sink with under-storage, and a shower cubicle. It offers a good-sized, practical space finished with fully tiled walls and flooring for a clean, modern look.

Loft / Play Room

The loft offers a generous additional space, complete with its own staircase and a velux window that brings in natural light. Ideal for extra storage, this area also lends itself to a variety of alternative uses.

External

To the front, double drive gates open onto a block-paved driveway alongside a low-maintenance front garden. Side access is available through an enclosed gate. The beautifully maintained rear garden is fully enclosed with a large shed. It features a paved seating area with the remainder mostly laid to lawn, offering a generous and versatile outdoor space.



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Fearnville Drive, Leeds

- EXTENDED END SEMI DETACHED
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- BATHROOM AND A SEPARATE SHOWER ROOM
- LOFT SPACE/ PLAY ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in the region of

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK108293 - 0005

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