Mike Dobson







10 Airedale Drive

Garforth, Leeds, LS25 2JF

£300,000

10 Airedale Drive

Nestled in the desirable area of Airedale Drive, Garforth, Leeds, this extended semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts a welcoming entrance porch that leads into a spacious lounge, perfect for relaxation and entertaining guests. The heart of the home is undoubtedly the open plan kitchen, dining, and family room, which features a well-fitted kitchen complete with integrated fridge freezer and dishwasher, making meal preparation a delight.

Convenience is key, with a utility room that offers plumbing for a washing machine and space for a dryer, alongside a practical ground floor shower room. This thoughtful layout ensures that the home meets the needs of modern living.

On the first floor, you will find three bedrooms, providing ample space for family or guests. The family bathroom is also located on this level, ensuring comfort and privacy for all.

Outside, the property benefits from off-road parking at the front, complemented by an attached single garage with an up and over door, providing additional storage or parking options. The private and enclosed rear garden features a patio seating area ideal for al fresco dining, and is mainly laid with pebbles and bark, adorned with planters that offer a touch of greenery.

With no onward chain, this property is ready for you to move in and make it your own. This home combines practicality with comfort, making it a must-see for anyone looking to settle in a vibrant community.









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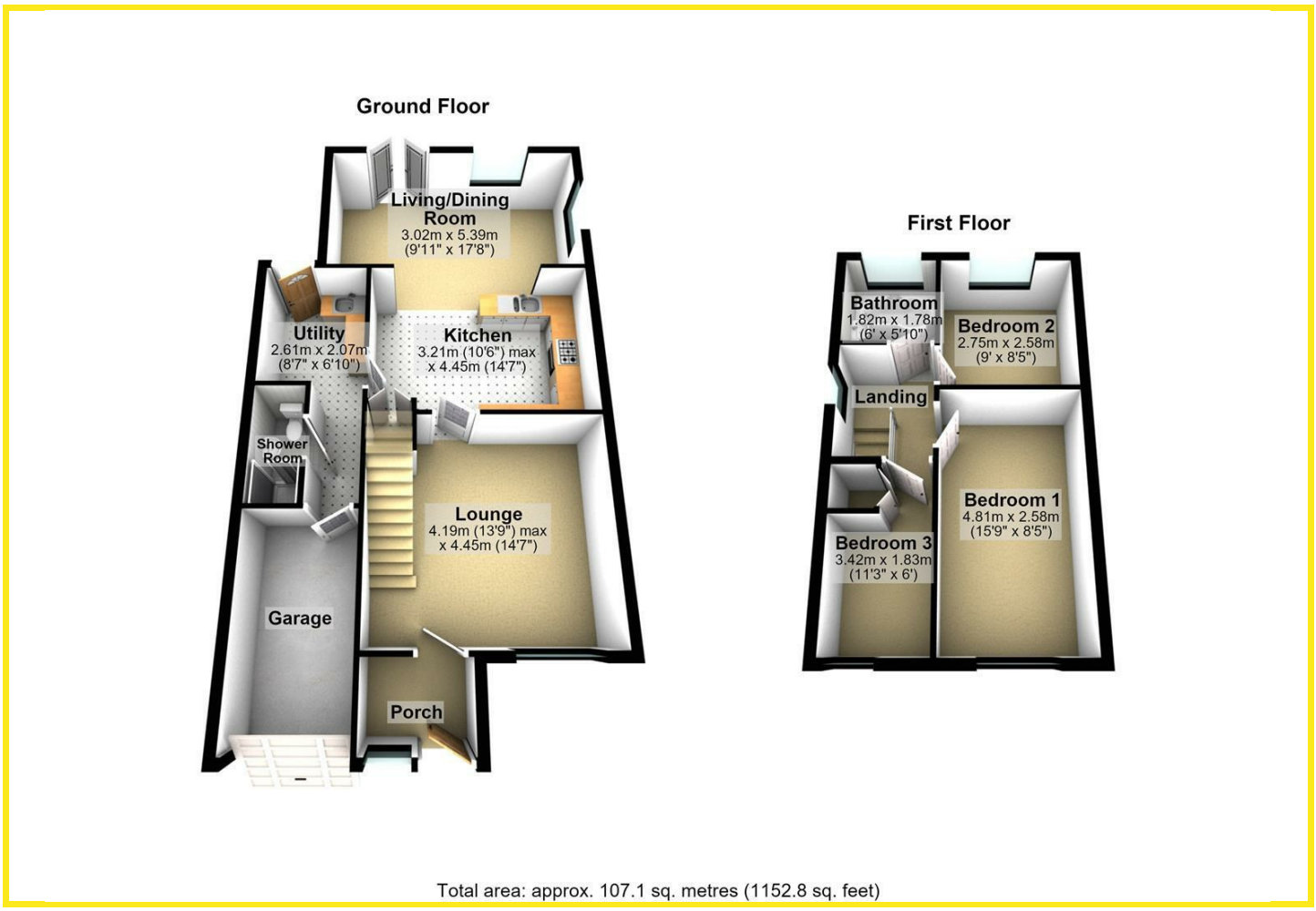






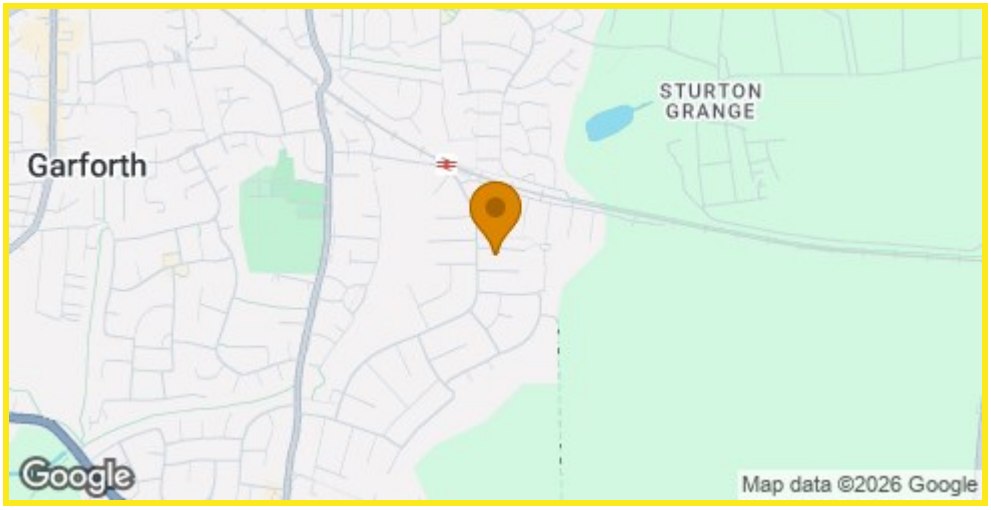


Floor Plan

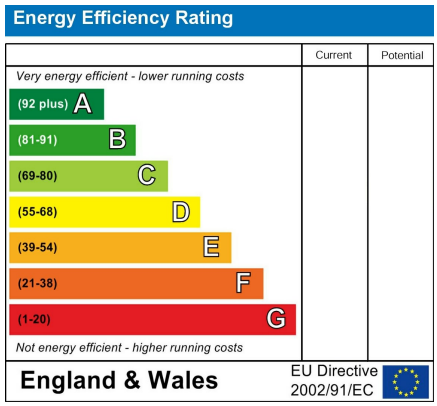


Total area: approx. 107.1 sq. metres (1152.8 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From the A63 turn into Garforth on Ninelands Lane by the Fire Station. From Ninelands Lane taken the first turning right on to Hazelwood Avenue, then first left on to Fairburn Drive. Airedale Drive is then the eighth turning off Fairburn Drive on the right hand side. Alternatively from Garforth Main Street turn on to Church Lane between the Library and the Medical Centre. Follow Church Lane to the 'T' junction, turn right on to Ninelands Lane then immediately left on to Green Lane. Bear right on to Fairburn Drive and from this direction Airedale Drive is the third turning off Fairburn Drive on the left hand side.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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