



**Foundry Lane, Leeds LS14 6BJ**

**welcome to**

**Foundry Lane, Leeds**

Beautifully presented throughout, this spacious detached home sits on a generous plot and includes off-street parking with secure gated entrance. Further benefits are that it offers three well-proportioned bedrooms, three versatile reception rooms, and two additional loft rooms.



## Ground Floor

### Living Room

16' 2" MAX x 14' 11" MAX ( 4.93m MAX x 4.55m MAX )

The living room is a bright and welcoming space, featuring a charming fireplace as its focal point. Windows to the front and side allow for plenty of natural light, enhancing the room's spacious and airy feel.

### Kitchen

13' 4" MAX x 14' 10" MAX ( 4.06m MAX x 4.52m MAX )

The kitchen is fully fitted with sleek, modern wall and base units, complemented by integrated appliances for a streamlined look. A central island offers additional storage and includes space for seating, making it ideal for casual dining or entertaining. A vertical central heating radiator adds a contemporary touch, while a front-facing window brings in natural light. Open access into the dining room creates a seamless flow between the spaces.

### Dining Room

12' 5" MAX x 16' 2" MAX ( 3.78m MAX x 4.93m MAX )

The dining room is a bright and functional space, featuring a rear-facing window that brings in natural light. It also offers direct access to the guest WC, making it a convenient setting for both everyday dining and entertaining.

### Guest W/C

Guest W/C with washing hand basin, window to the rear.

## First Floor

### Bedroom One

12' 6" MAX x 16' 1" MAX ( 3.81m MAX x 4.90m MAX )

Fitted wardrobes, window to the rear, central heating radiator.

### Bedroom Two

17' MAX x 15' 1" MAX ( 5.18m MAX x 4.60m MAX )

Window to the front, central heating radiator.

### Bedroom Three

9' 5" MAX x 16' MAX ( 2.87m MAX x 4.88m MAX )

Window to the front, central heating radiator.

### Bathroom

This well-appointed bathroom features a stylish four-piece suite comprising a bath, a spacious walk-in shower, a modern wash hand basin, and a W/C. Natural light fills the room through a rear-facing window, enhancing the clean and contemporary feel of the space.

## Second Floor

### Loft Space

This adaptable loft space offers a wealth of possibilities, whether used as a home office, guest bedroom, creative studio, or additional lounge area. With generous proportions and ample natural light, it provides a comfortable and inspiring environment. Its flexible layout allows for easy customization to suit a variety of lifestyle needs, making it a valuable extension of the home



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## Foundry Lane, Leeds

- DETACHED PROPERTY ON A GENEROUS PLOT
- THREE WELL-PROPORTIONED BEDROOMS
- THREE VERSATILE RECEPTION ROOM
- TWO ADDITIONAL LOFT ROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT

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

offers over

**£375,000**



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