



Foundry Approach, LEEDS LS9 6BT

welcome to

Foundry Approach, LEEDS

This four-bedroom semi-detached home offers comfortable living throughout and benefits from both front and rear low-maintenance gardens, as well as a driveway. The property is well positioned in a popular LS9 location, with a wide range of shops and schools close by.



Foundry Approach

Ground Floor

Hallway

Entering through the front door, you step into the hallway featuring a fitted radiator and a side double-glazed window. A handy under-stairs storage cupboard provides additional convenience. The space is finished with carpeted flooring, and the staircase ahead leads up to the first floor.

Lounge

The lounge offers a spacious layout, highlighted by a large double-glazed bay window at the front. A feature fireplace adds character to the room, which is finished with carpet flooring.

Kitchen / Diner

The kitchen benefits from two rear double-glazed windows and a rear door providing access to the garden. A fitted radiator is also present. The space is equipped with a range of wall and base units with tiled splashbacks, an integrated oven and a gas hob with extractor fan above, and a sink with drainer alongside plumbing for a washing machine. There is also enough room within the kitchen for a dining area.

Shower Room

The shower room includes a side double-glazed window and is finished with fully tiled walls and flooring. It features a vanity sink with under-storage, a toilet, and a shower cubicle. An extractor fan is also installed for added ventilation.

First Floor

Bedroom One

Featuring a rear double-glazed window and a fitted radiator, this double bedroom benefits from built-in wardrobes spanning the full length of one wall. The room is finished with carpet flooring.

Bedroom Two

Another double bedroom featuring a front double-glazed window and a fitted radiator. This room also benefits from built-in wardrobes, providing added

convenience.

Bedroom Three

Bedroom three features a rear double-glazed window and a fitted radiator, and is completed with carpet flooring.

Bedroom Four

Features a front double-glazed window and a fitted radiator, and is finished with carpet flooring.

Outside

At the front of the property, metal driveway gates provide access to the drive. The front garden is enclosed by a boundary wall and features a paved surface. A second set of double driveway gates offers further access to the rear garden. The rear garden is fully paved and bordered by hedges, creating a low-maintenance outdoor space.



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Foundry Approach, LEEDS

- NO ONWARD CHAIN
- SEMI DETACHED
- FOUR BEDROOM
- FRONT AND REAR GARDENS - BOTH LOW MAINTENANCE
- DRIVEWAY

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers over

£235,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK109609 - 0003

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