Mike Dobson







52 Severn Drive

Garforth, Leeds, LS25 2BB

£300,000

52 Severn Drive

Nestled in the charming area of Garforth, Leeds, this delightful three-bedroom semi-detached house on Severn Drive offers a perfect blend of comfort and practicality. Upon entering, you are welcomed by a porch that leads into a bright and airy lounge, ideal for relaxation or entertaining guests. There is a well-appointed dining kitchen, providing ample space for family meals and gatherings.

The first floor boasts three bedrooms, each offering a peaceful retreat for rest and relaxation. A well-equipped bathroom suite completes the upper level, ensuring convenience for the whole family. The property benefits from PVCu double glazing and gas central heating, ensuring warmth and energy efficiency throughout the seasons.

Outside, the property features a driveway with parking space for up to three vehicles, along with a garage for additional storage or vehicle protection. The enclosed rear garden is a true highlight, featuring a lovely patio area perfect for al fresco dining, alongside a pebbled section that adds to the charm. Steps lead up to a stunning woodland garden, approximately half an acre in size, providing a serene escape and a wonderful space for outdoor activities or simply enjoying nature.

This semi-detached house is not just a home; it is a lifestyle choice, offering a peaceful setting while remaining conveniently close to local amenities and transport links. Whether you are a growing family or seeking a tranquil retreat, this property is sure to impress.









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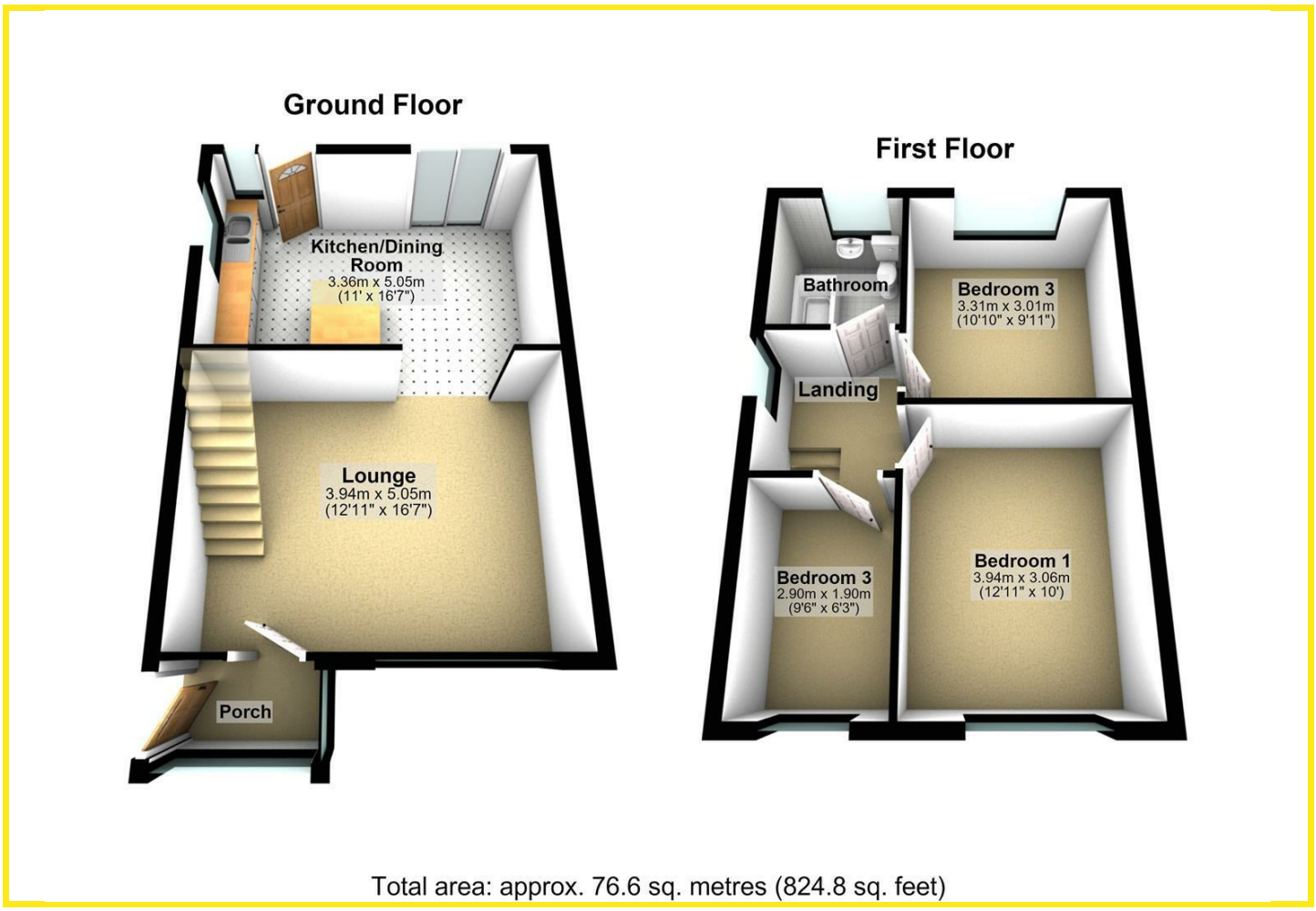






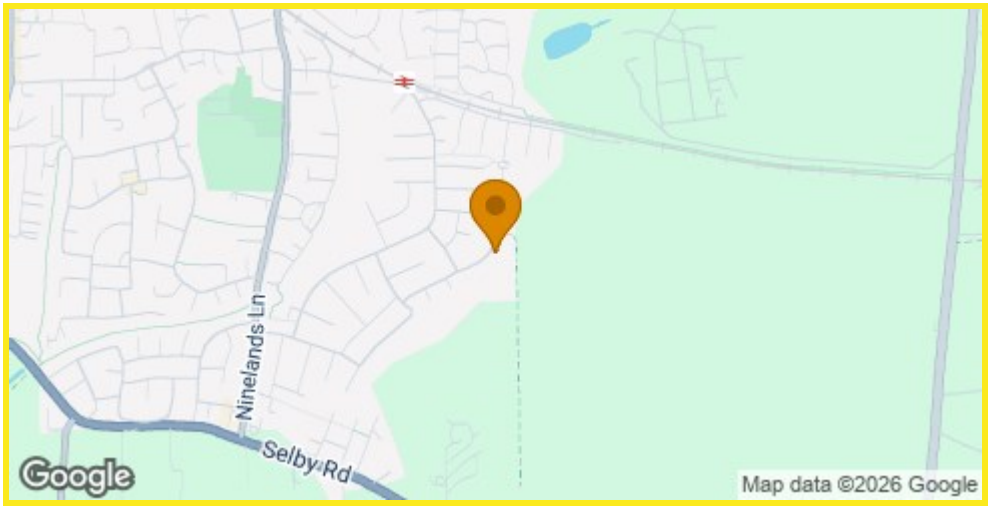


Floor Plan

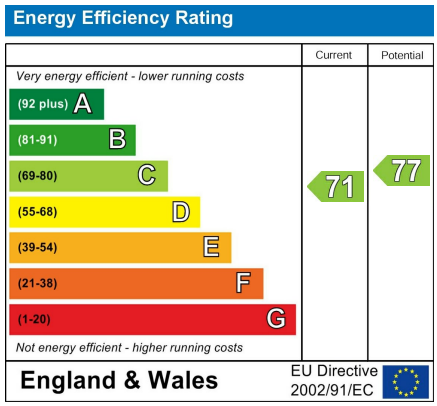


Total area: approx. 76.6 sq. metres (824.8 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From the A63 Leeds/Selby Road turn into Garforth on Ninelands Lane by the Fire Station. Follow Ninelands Lane and take the first turning right on to Hazelwood Avenue, then first left on to Fairburn Drive. Take the fourth turning right off Fairburn Drive onto Acaster Drive, then second left on to Severn Drive where the property can be found on the right 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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