



**Foundry Lane, Leeds LS9 6RF**

**welcome to**

**Foundry Lane, Leeds**

A three-bedroom semi-detached family home, offering impressive features throughout. The property boasts a spacious driveway providing ample parking, along with a detached garage to the rear. Both the front and rear gardens are well-proportioned and ideal for family living.



## **Foundry Lane Porch**

You enter the property through a front porch fitted with double-glazed windows, offering a bright space. This space provides great additional storage.

## **Hallway**

The hallway benefits from natural light through the double-glazed windows of the porch. The lounge is positioned to the left, while the open-plan kitchen-diner sits at the rear of the hallway.

## **W.C**

A convenient space fitted with a toilet and wash basin.

## **Lounge**

13' 8" x 12' 6" ( 4.17m x 3.81m )

The lounge features a double-glazed bay window to the front, a fitted radiator, elegant ceiling coving and laminate flooring that completes the space.

## **Kitchen**

17' 9" MAX x 11' 9" MAX ( 5.41m MAX x 3.58m MAX )

The kitchen-diner offers an excellent open-plan space, featuring a double-glazed window and double-glazed sliding doors that open directly onto the rear garden. The kitchen is fitted with a range of wall and base units, integrated appliances including an extractor fan, and a sink with drainer. There is also ample room for free-standing appliances, making the space both practical and versatile.

## **First Floor**

### **Bedroom One**

14' 2" x 11' 3" ( 4.32m x 3.43m )

Bedroom one is a well-proportioned double room featuring a large double-glazed bay window to the front, a fitted radiator and a built-in wardrobe providing valuable additional storage space.

### **Bedroom Two**

12' x 10' 8" ( 3.66m x 3.25m )

Bedroom two is a double room, featuring a double-glazed window to the rear and a fitted radiator. The

room also benefits from built-in wardrobes, providing generous additional storage.

### **Bedroom Three**

7' x 6' 9" ( 2.13m x 2.06m )

A single bedroom featuring a front-facing double-glazed window and a fitted radiator.

### **Bathroom**

The bathroom features a wet-floor shower area, along with a separate bath, wash basin and toilet

### **Outside**

The property enjoys an excellent outdoor space, beginning with a generous driveway and additional frontage that could be utilised for further parking if desired. To the rear, you'll find a detached garage and a spacious, fully enclosed garden. A patio area sits directly outside the sliding doors, with the remainder of the garden predominantly laid to lawn, creating an ideal setting for relaxation or family use.



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welcome to

## Foundry Lane, Leeds

- SEMI DETACHED
- THREE BEDROOM
- SPACIOUS FRONT AND REAR GARDENS
- AMPLE DRIVEWAY AND DETACHED GARAGE
- OPEN PLAN KITCHEN/ DINER

Tenure: Freehold EPC Rating: E

Council Tax Band: C

**£250,000**



Please note the marker reflects the postcode not the actual property

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