



Foundry Lane, Leeds LS9 6RF

welcome to

Foundry Lane, Leeds

A spacious three-bedroom semi-detached home offering well-proportioned accommodation throughout. Benefiting from front and rear gardens, a driveway providing off-road parking, and a garage, this well-presented property is ideal for families, first-time buyers, and professionals alike.



Ground Floor

Porch

The room features double-glazed sliding doors and provides a spacious and practical additional area.

Entrance Hall

With stairs leading to the first floor.

Lounge

The room benefits from a front double-glazed window, fitted radiator, and attractive decorative coving to the ceiling.

Kitchen/ Diner

A fantastic space within the home, the impressive kitchen diner is perfect for both everyday living and entertaining. The room is fitted with a range of modern wall and base units, complemented by integrated appliances, a gas oven with extractor fan over, and ample worktop space. A central island provides additional workspace and seating, while there is also plenty of room for a family dining table. The kitchen further benefits from a rear double-glazed window and double-glazed sliding doors, which provide access to the conservatory and allow an abundance of natural light to flow throughout the space.

Conservatory

A relaxing and versatile space overlooking the rear garden, the conservatory provides an excellent extension to the home. Benefiting from double-glazed windows surrounding the room and French doors opening onto the garden, the space is flooded with natural light.

First Floor

Bedroom One

A spacious double bedroom featuring a front double-glazed window and fitted radiator. The room further benefits from fitted wardrobes with double sliding doors, providing excellent storage space.

Bedroom Two

A well-proportioned double bedroom featuring a

rear double-glazed window and fitted radiator.

Bedroom Three

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

Bathroom

A modern and stylish bathroom benefiting from a rear double-glazed window. The suite comprises an L-shaped bath with overhead shower and a vanity wash hand basin with useful storage beneath. The room is further enhanced by a floor-to-ceiling storage cupboard, fully tiled walls and flooring, and contemporary spotlights to the ceiling, creating a sleek and practical space.

Toilet

Featuring a side double-glazed window, the room is fitted with a WC and benefits from fully tiled walls and flooring, creating a modern and easy-to-maintain finish.

Outside

A great outdoor space, the property benefits from double driveway gates to the front, providing access to a driveway that runs alongside the house and leads to the detached garage. The front garden also offers additional off-road parking courtesy of a block-paved area. To the rear, there is a decking area, perfect for outdoor dining and entertaining, while the remainder of the garden is predominantly laid to lawn, creating an ideal space for families and relaxation.

Loft

Well-proportioned loft, fully boarded for practical use.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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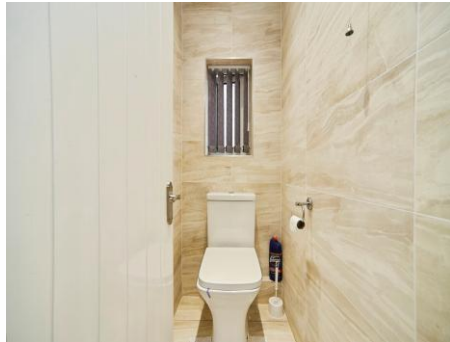
- SEMI DETACHED
- THREE BEDROOMS
- FRONT AND REAR GARDENS - BOTH GOOD SIZE
- DRIVEWAY AND DETACHED GARAGE
- OPEN PLAN KITCHEN / DINER

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK109964 - 0003

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