Mike Dobson







9 Fosse Way

Garforth, Leeds, LS25 2JE

£310,000

9 Fosse Way

Nestled in a tranquil cul-de-sac on the sought-after Fosse Way in Garforth, this beautifully presented extended semi-detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are greeted by a welcoming entrance hall that leads into a cosy lounge, perfect for relaxation. The lounge seamlessly connects to a contemporary kitchen/diner, which boasts a range of high and low-level units, integrated appliances including a fridge freezer, dishwasher, washing machine, oven, hob, and microwave. The breakfast bar provides a delightful spot for casual dining or morning coffee.

The first floor features three bedrooms, two of which are equipped with fitted wardrobes, ensuring ample storage space. A convenient over-stairs cupboard adds to the practicality of the layout in the third bedroom. The family bathroom is modern and stylish, featuring a three-piece white suite that includes a bath with a shower over, a vanity wash basin, and a low flush WC.

This property has been thoughtfully updated, having undergone a full re-wire and damp proof course approximately five years ago, providing peace of mind for future homeowners. Outside, the front of the house offers off-road parking, while gates lead to a private and enclosed rear garden. This outdoor space includes a detached single garage, a paved seating area, a lawn, and an additional private paved area behind the garage, perfect for entertaining or enjoying the outdoors.

With its excellent location close to local schools, shops, and public transport links, this property is not to be missed. It presents a wonderful opportunity for those looking to settle in a friendly community while enjoying the comforts of a modern home.









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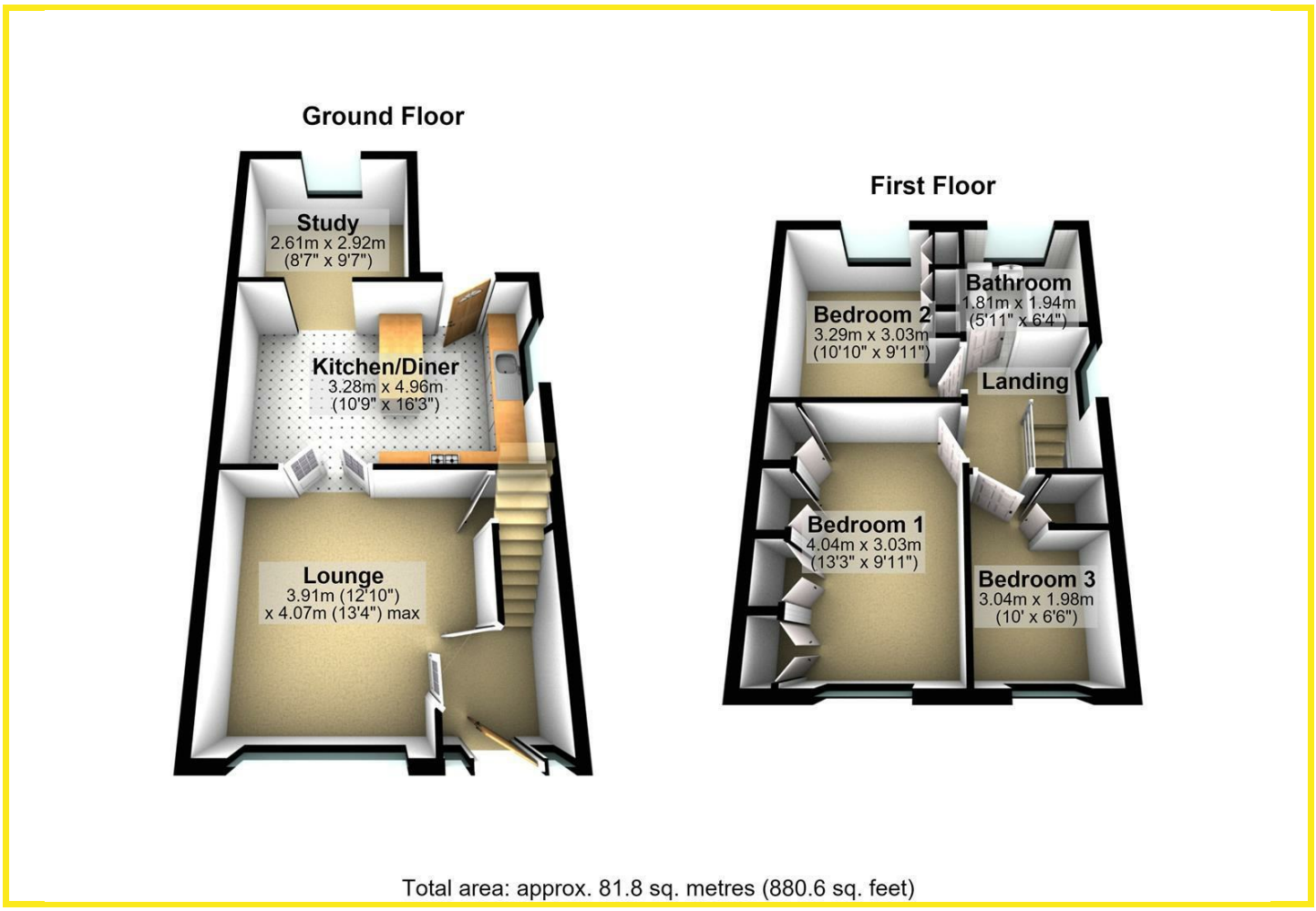






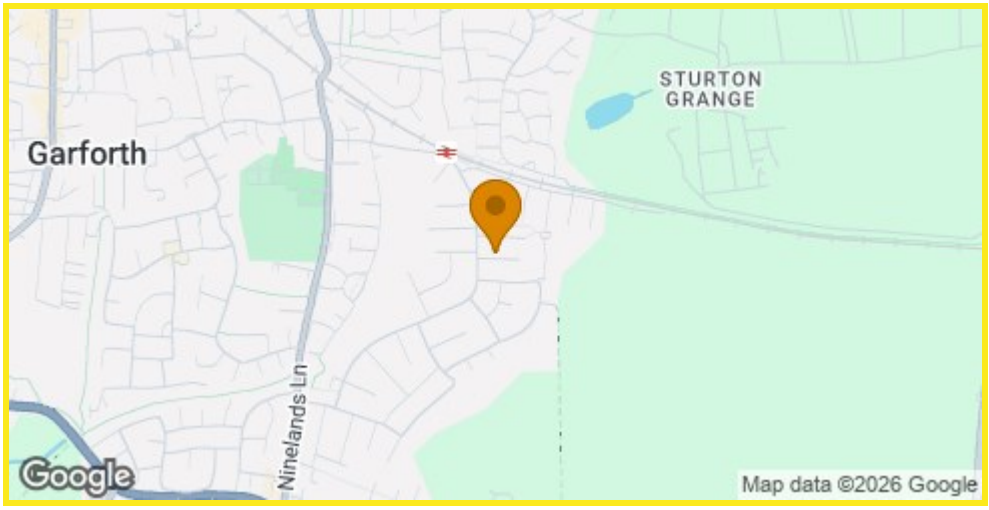


Floor Plan

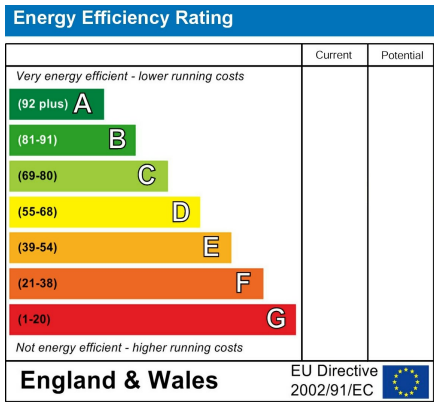


Total area: approx. 81.8 sq. metres (880.6 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From the A63 Leeds/Selby road turn into Garforth on Ninelands Lane by the Fire Station. Take the first turning right off Ninelands Lane on to Hazelwood Avenue, then first left on to Fairburn Drive. Fosse Way is then the seventh turning off Fairburn Drive on the right hand side. Alternatively from Garforth Main Street turn on to Church Lane between the Library and the Medical Centre. Follow Church Lane to the 'T' junction. At the junction turn right on to Ninelands Lane then immediately left on to Green Lane. Bear right on to Fairburn Drive and from this direction Fosse Way is the fourth turning off Fairburn Drive on the left 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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