

Mike
Dobson



8 Fairburn Drive
Garforth, Leeds, LS25 2AP

No Onward Chain £215,000

8 Fairburn Drive

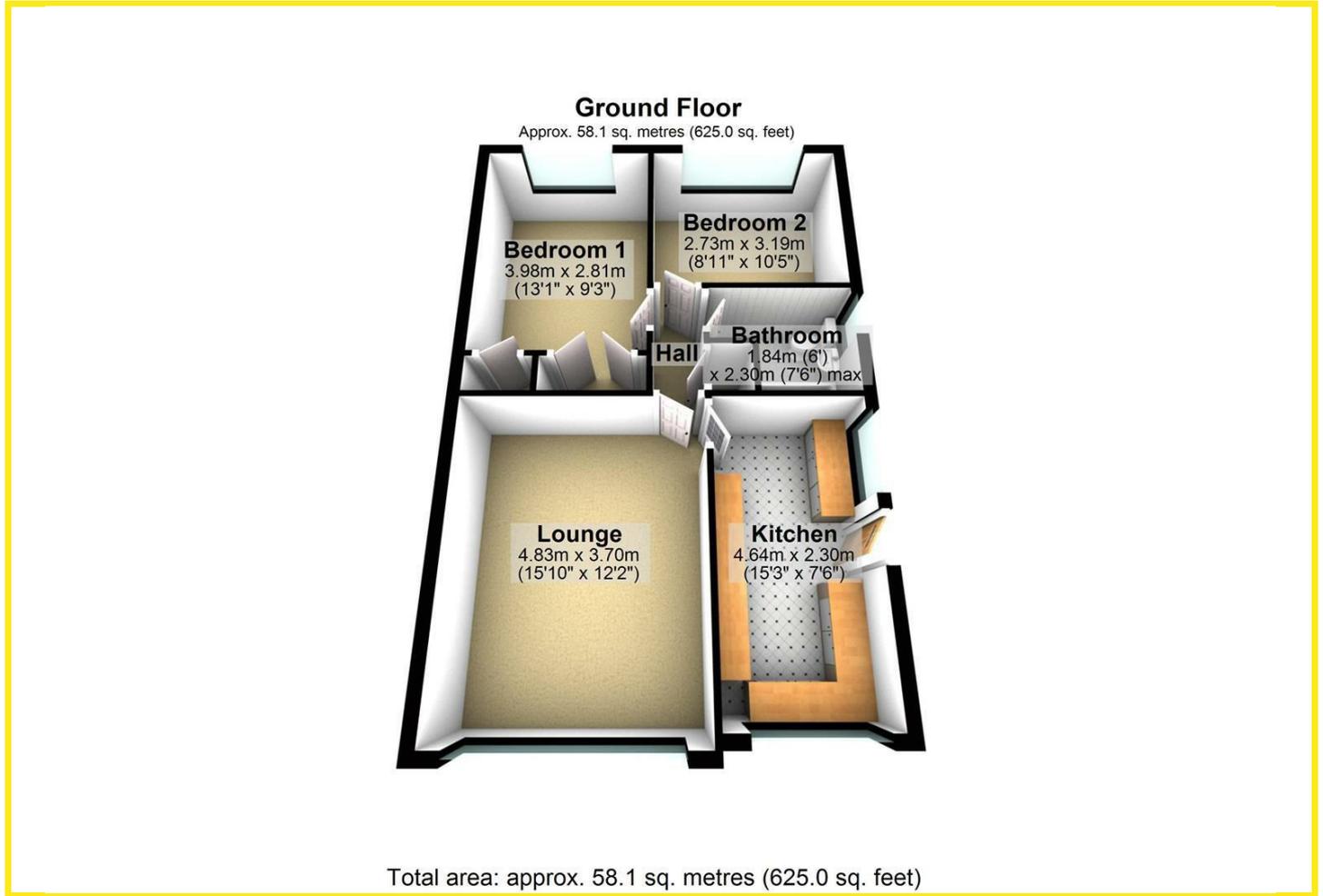
We are pleased to offer to the market this two bedroom detached bungalow which is situated on a **WIDER THAN AVERAGE PLOT** and **BEING SOLD WITH NO ONWARD CHAIN**. The property is located in a convenient position for the local parade of shops and a Tesco Express and within walking distance to all other local amenities. The accommodation briefly comprises kitchen, lounge, inner hallway, bedroom one, bedroom two, and bathroom/W.C. In addition the property has **PVCU DOUBLE GLAZED WINDOWS THROUGHOUT**, **SOLID WOOD SIDE ENTRANCE DOOR**, gas fired central heating with **NEWLY INSTALLED COMBINATION BOILER WHICH WAS INSTALLED IN APRIL 2023** and located in the loft and accessed by a pull down ladder. Externally, to the front of the property is a garden, **A DOUBLE WIDTH DRIVEWAY PROVIDES AMPLE OFF ROAD parking** for a number of vehicles and leads to a **DOUBLE DETACHED GARAGE**. To the rear of the property is a garden which includes a **PAVED PATIO SEATING AREA**.

The property does require modernisation internally and this has been reflected within the price.

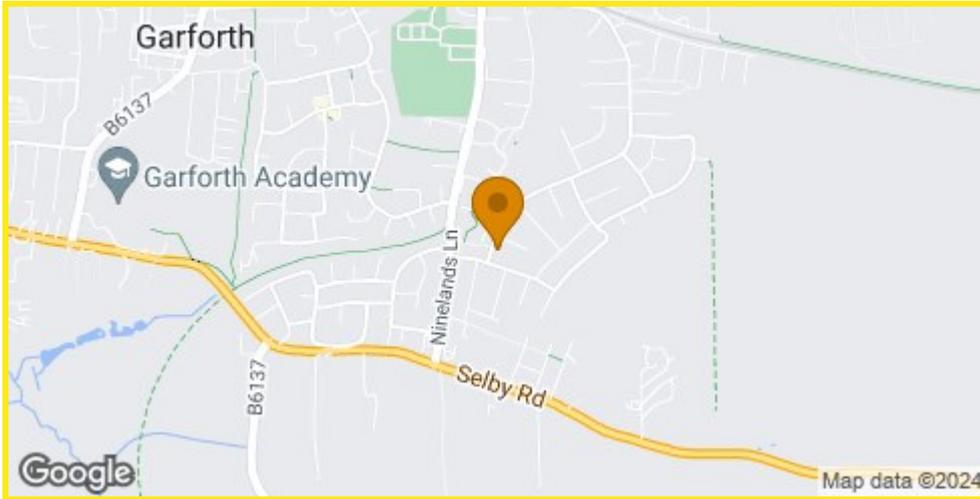




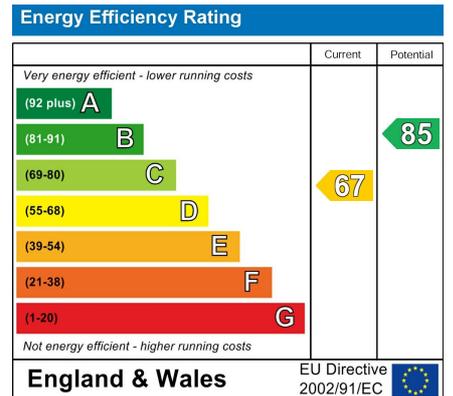
Floor Plan



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. 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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

4 Main Street, Garforth, LS25 1EZ

Tel: 0113 2864276 Email: headoffice@mDOBSON.CO.UK <https://www.mDOBSON.CO.UK>