



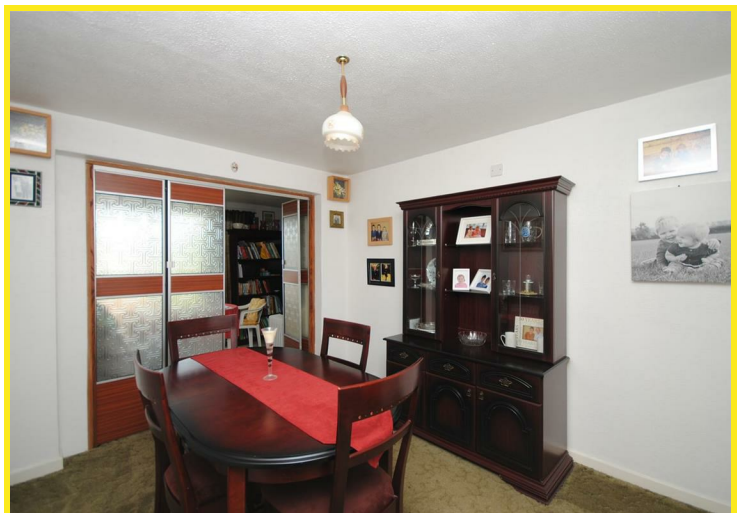
3 Severn Drive

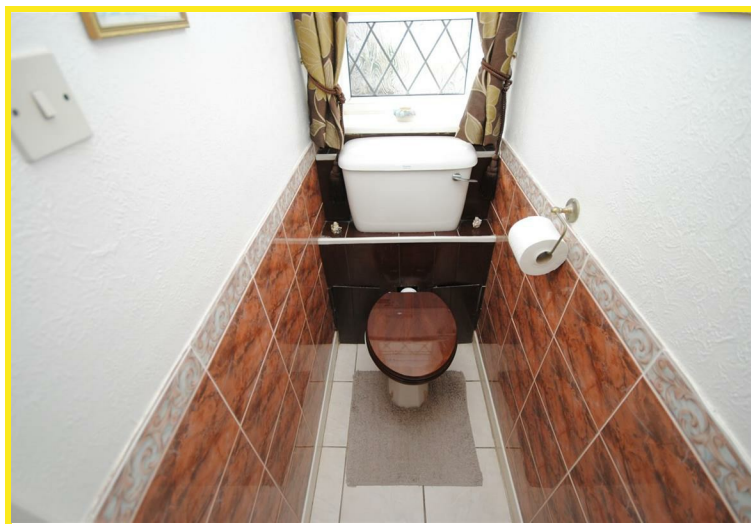
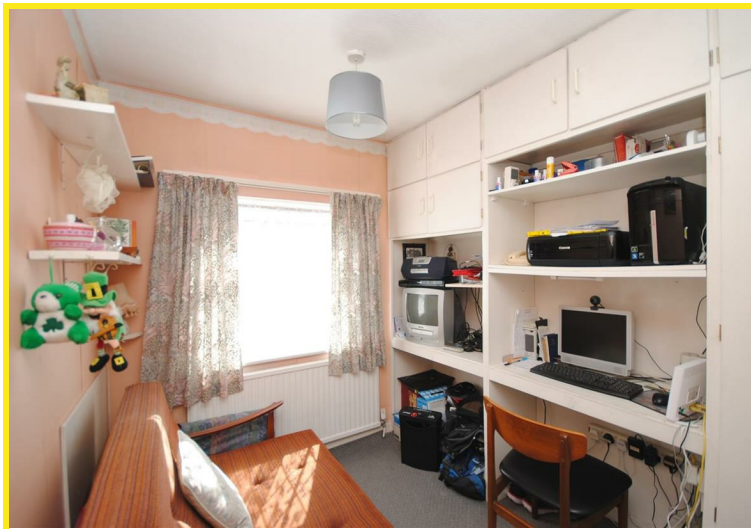
Garforth, Leeds, LS25 2BD

£295,000

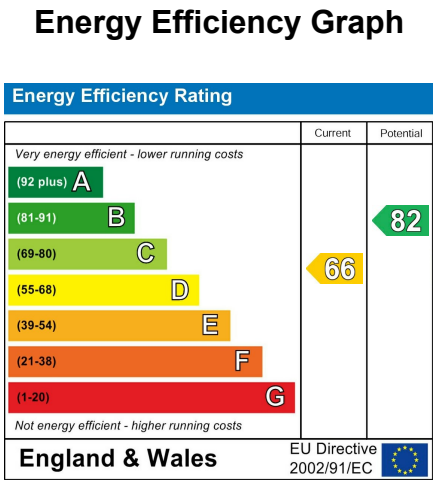
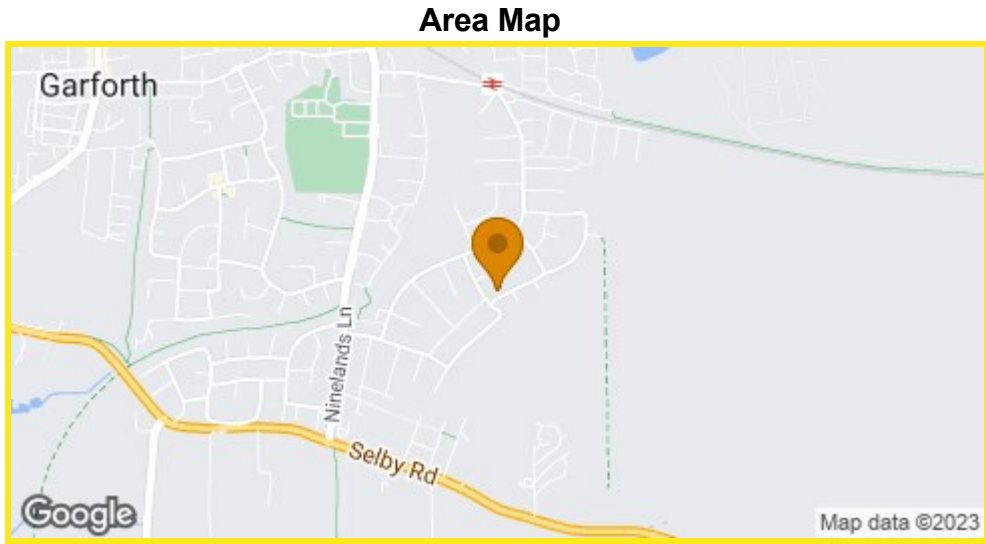
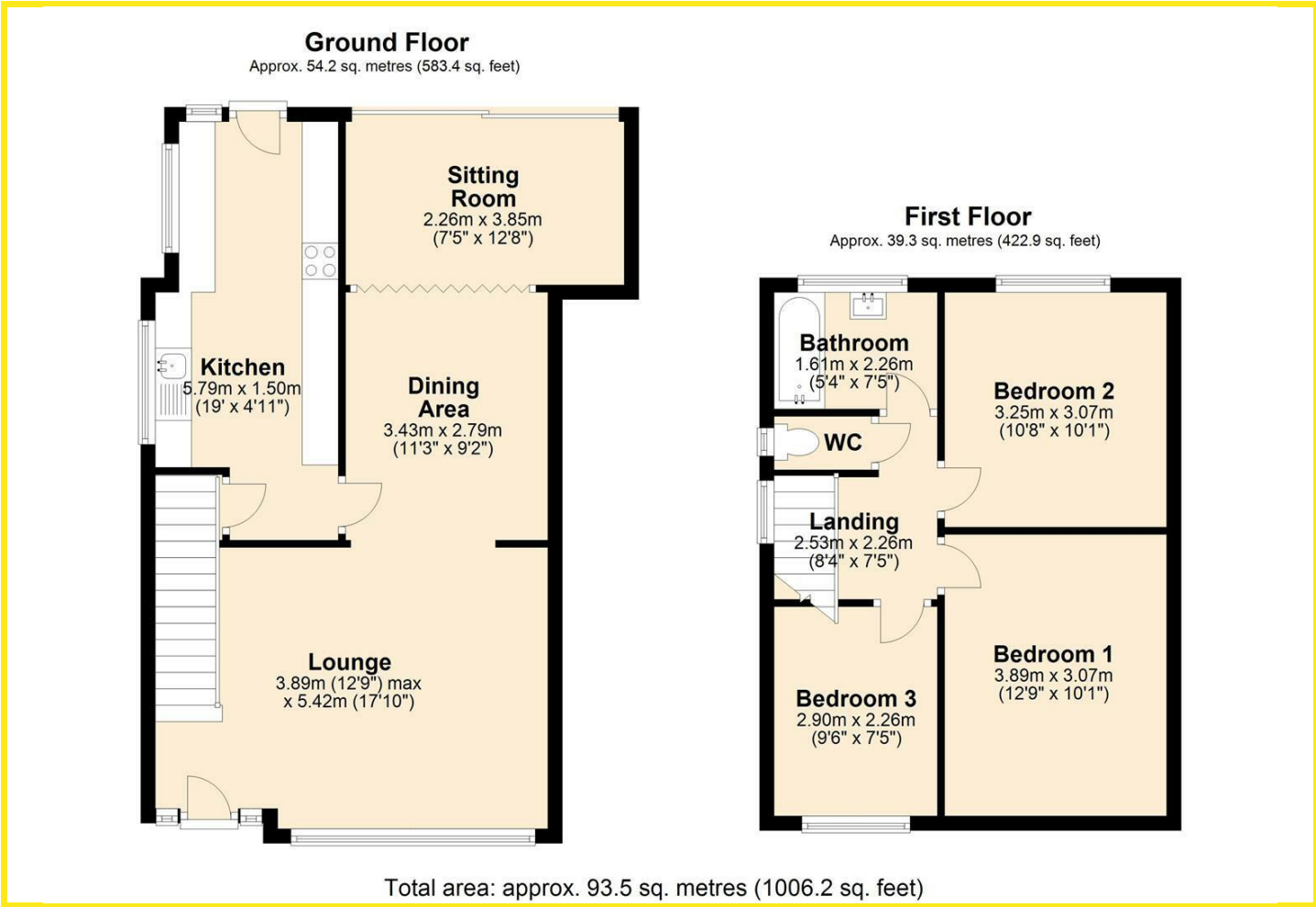
3 Severn Drive

An opportunity to purchase a THREE BEDROOM EXTENDED DETACHED FAMILY HOME LOCATED WITHIN A POPULAR AREA OF GARFORTH, and close to all local amenities. The accommodation briefly comprises lounge, dining area, sitting room, kitchen, first floor landing, bedroom one, bedroom two, bedroom three, bathroom, and separate W.C. In addition the property has PVCu double glazed windows throughout, gas fired central heating with combination boiler located in the kitchen, fitted wardrobes to all bedrooms, loft being fully insulated, boarded, carpeted and having power and light, alarm system, cavity wall insulation, and solar panels. The ground floor extension to the rear also has footings to enable another floor to be added. To the front of the property is a lawned garden with plants and shrubs to the border. A long driveway provides off road parking for multiple vehicles including a motorhome or caravan. The driveway leads to a detached garage with up and over door, side fire door and has power and light inside. New Garage roof with 10yr guarantee. A timber gate leads in to the fully enclosed rear garden which has a paved patio seating area, and steps leading down to an artificial grassed area, and feature pond. Council tax band D.





Floor Plan



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 left hand side as indicated by the agents board.