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**Dobson**



26 Fairburn Drive  
Garforth, Leeds, LS25 2AP

**Chain Free £280,000**

# 26 Fairburn Drive

Nestled in the sought-after area of Fairburn Drive, Garforth, Leeds, this three-bedroom semi-detached house offers a perfect blend of comfort and modern living. The property has been thoughtfully extended, providing a spacious lounge that flows seamlessly into a large dining and sitting room, ideal for entertaining family and friends.

The well-appointed fitted kitchen is designed for practicality, making meal preparation a delight. On the ground floor, you will also find a contemporary shower room, adding convenience for both residents and guests. Upstairs, the three bedrooms are generously sized, providing ample space for relaxation and rest.

This home boasts gas central heating powered by a combination boiler, ensuring warmth and efficiency throughout the colder months. The PVCu double glazed windows and doors not only enhance the property's aesthetic appeal but also contribute to energy efficiency.

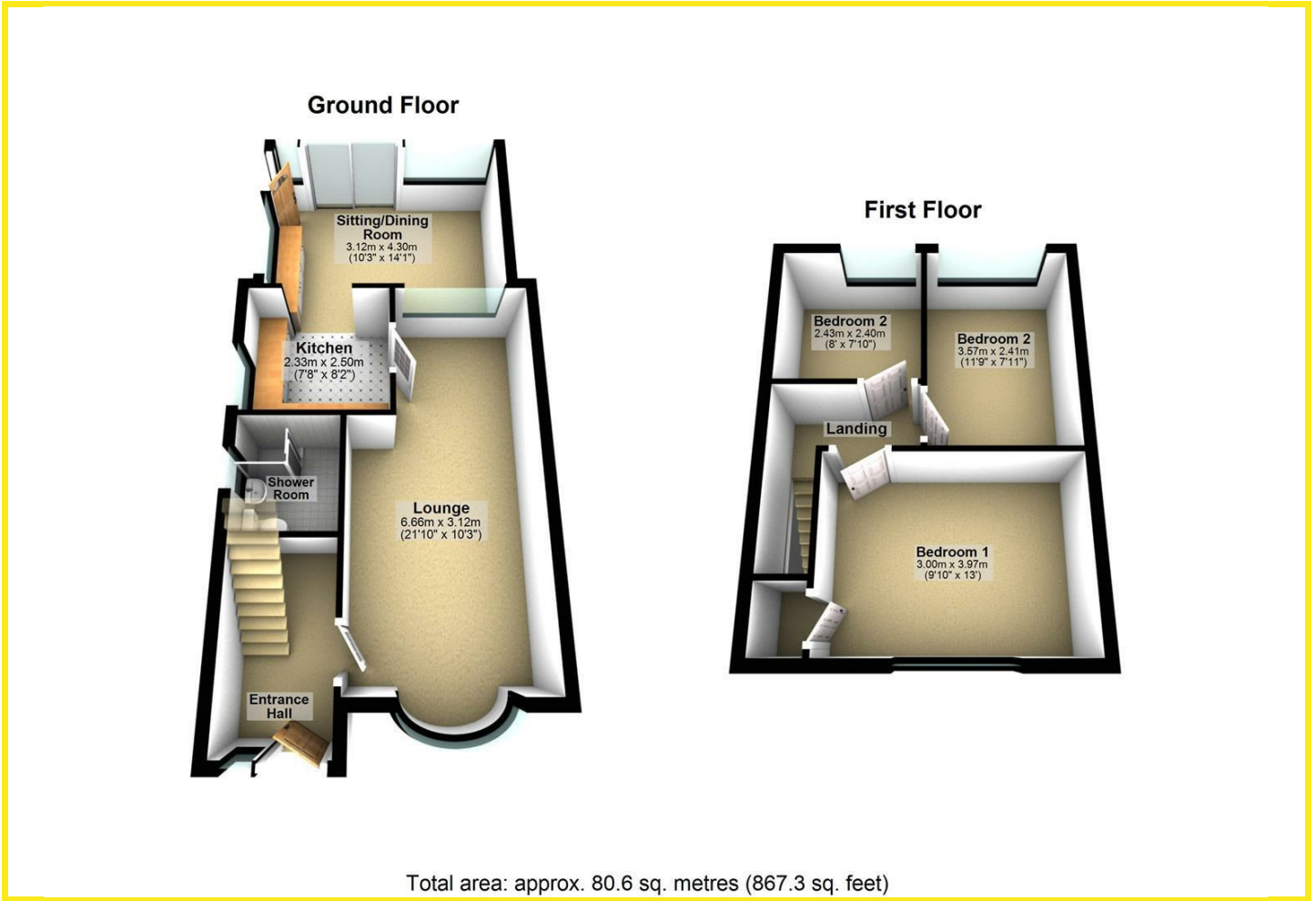
Parking is a breeze with a paved driveway that accommodates up to four vehicles, complemented by a detached garage for additional storage or vehicle protection. The fully enclosed rear garden is low maintenance, featuring a paved area that allows for outdoor enjoyment without the hassle of extensive upkeep.

This property is ideally situated in a popular location, making it a fantastic opportunity for families or professionals seeking a comfortable and convenient lifestyle. With its spacious interiors and practical features, this semi-detached house is sure to impress. Don't miss the chance to make this delightful home your own.

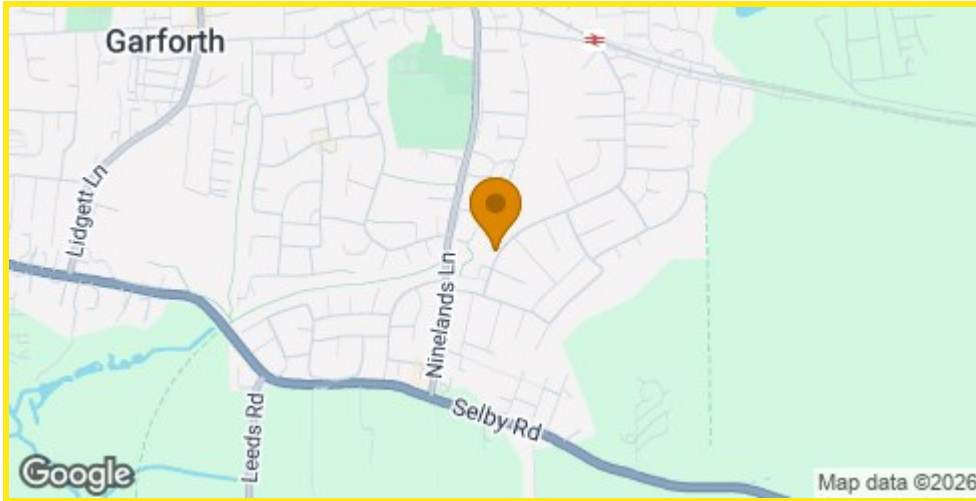




# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Directions

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.

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