Mike Dobson







# 12 Severn Drive

Garforth, Leeds, LS25 2BB

**£270,000**

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Situated in the desirable area of Garforth, Leeds, this charming three-bedroom semi-detached house on Severn Drive offers a perfect blend of comfort and modern living. Upon entering, you are welcomed by a spacious open-plan lounge diner, ideal for both relaxation and entertaining. The adjoining conservatory provides a delightful space to enjoy the garden views throughout the seasons.

The fitted kitchen is equipped with an integrated induction hob and electric oven, making it a joy for any home cook. The property boasts two generously sized double bedrooms and a single bedroom, providing ample space for family or guests. The modern bathroom features a stylish white suite, ensuring a fresh and contemporary feel.

A new combi boiler, installed just a year ago, adds to the home's efficiency and comfort. Storage is well catered for, particularly in bedroom two, which includes a convenient cupboard.

Outside, the rear garden is a true highlight, featuring a patio area perfect for al fresco dining, alongside a stepped lawn adorned with shrubs and plants, creating a tranquil retreat. The front garden is equally appealing, with a well-maintained lawn and additional shrubs enhancing the property's curb appeal. A driveway accommodates two cars, providing practical off-street parking.

This property is ideally situated close to local amenities and excellent transport links, making it a perfect choice for families. Furthermore, it is within proximity to outstanding schools, ensuring a quality education for children. This semi-detached house is a wonderful opportunity for those seeking a comfortable and convenient family home in a sought-after location.









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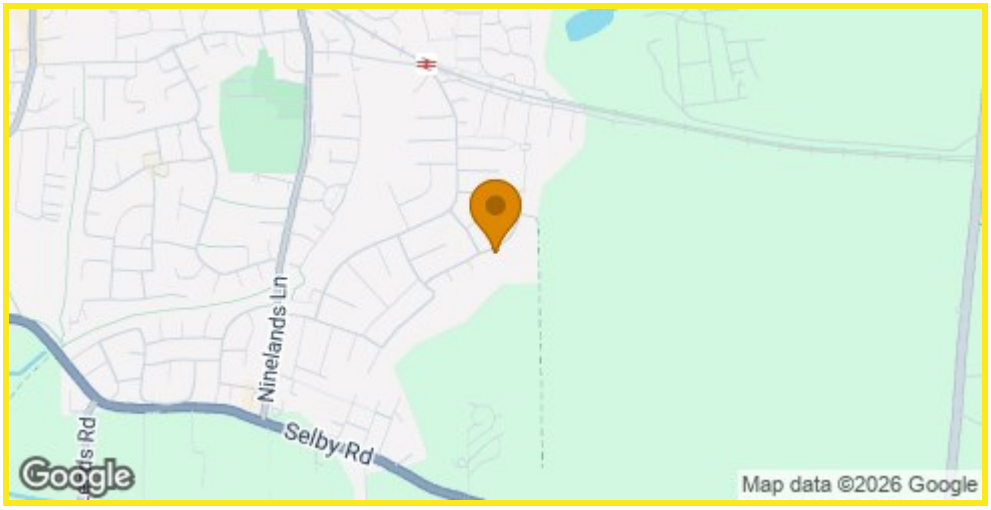
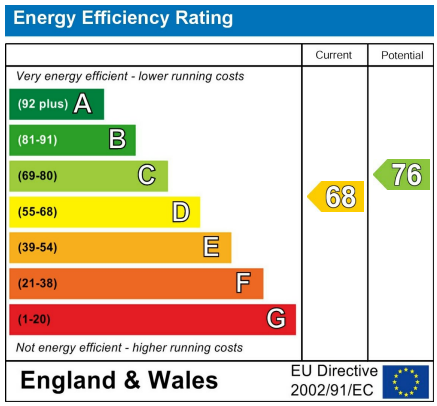
## Floor Plan




## Area Map




## Energy Efficiency Graph




## 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 right hand side.

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