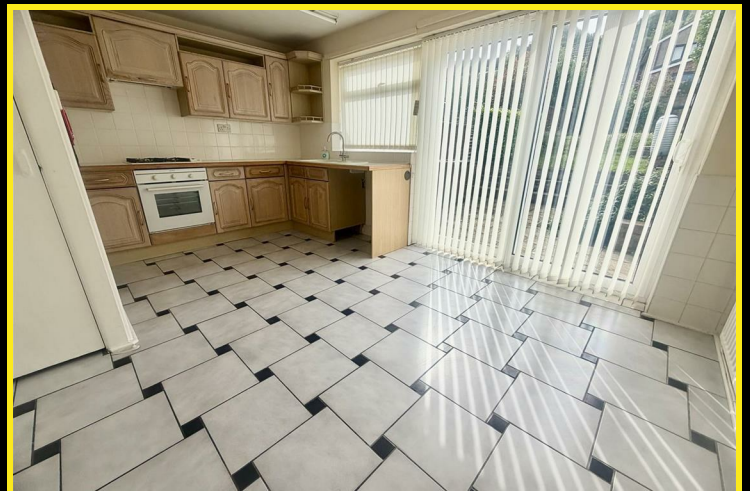


Mike
Dobson



8 Hammerton Drive

Garforth, Leeds, LS25 2BJ

£250,000

8 Hammerton Drive

Nestled in the sought-after area of Hammerton Drive, Garforth, this charming three-bedroom semi-detached house presents an excellent opportunity for those looking to make their mark on a property. With no onward chain, this home is ready for new owners to move in and begin their journey.

Upon entering, you are welcomed into a spacious lounge that offers a comfortable space for relaxation and entertaining. The kitchen/diner has sliding patio doors that seamlessly connect the indoor space to the rear garden, perfect for enjoying al fresco dining during the warmer months. The property comprises two double bedrooms and a single bedroom, providing ample accommodation for families or those needing extra space.

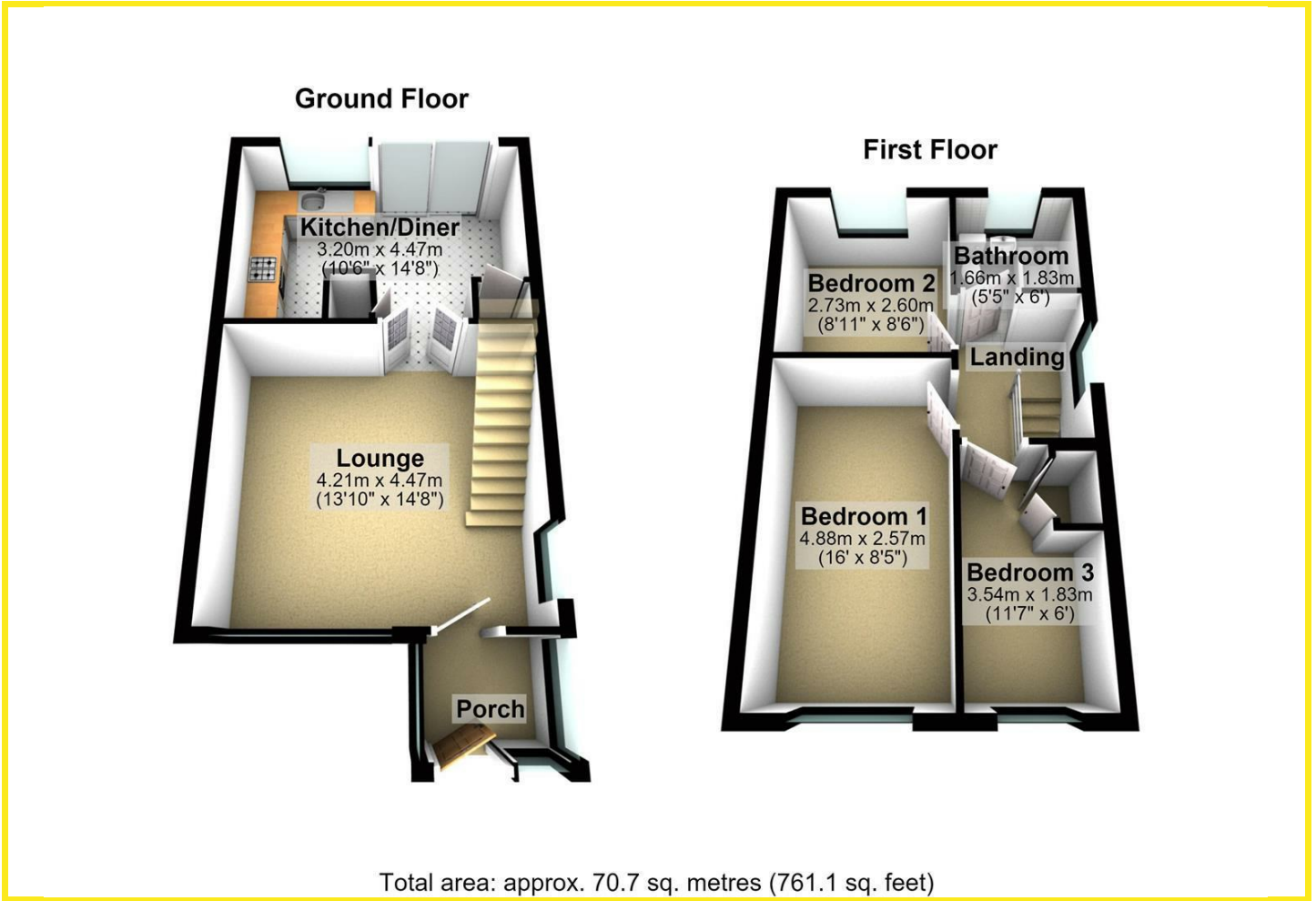
The three-piece white bathroom suite is functional and ready for your personal touch. Outside, the property benefits from a driveway that provides off-road parking and leads to a detached single garage, offering additional storage or workshop space. The rear garden features a paved seating area and a lawn, creating a lovely outdoor retreat for gardening enthusiasts or those who simply wish to unwind in a tranquil setting.

Situated in a popular location, this home enjoys easy access to local shops, schools, and public transport links, making it an ideal choice for families and commuters alike. While the property is in need of modernisation, it presents a fantastic opportunity to create a home tailored to your tastes and preferences. This semi-detached house is a must-see for anyone looking to invest in a property with great potential in Garforth.

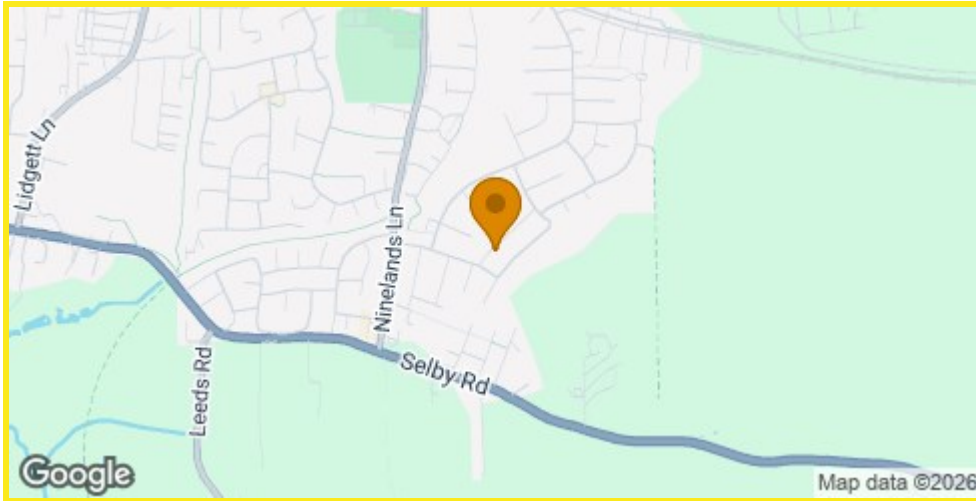




Floor Plan



Area Map



Energy Efficiency Graph

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

Directions

From the A63 Leeds/Selby Road turn into Garforth on Ninelands Lane by the fire station. Take the second turning right off Ninelands Lane on to Hazelwood Avenue and Hammerton Drive is then the second turning off Hazelwood Avenue 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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