

Mike  
**Dobson**



**5A Fairburn Drive**  
Garforth, Leeds, LS25 2AR

**Offers Over £100,000**

# 5A Fairburn Drive

Welcome to this spacious two-bedroom first floor flat located on Fairburn Drive in the charming area of Garforth, Leeds. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers or those looking to downsize.

As you enter the flat, you are greeted by a welcoming entrance porch that leads into a generous reception room, perfect for relaxing or entertaining guests. The two larger-than-average bedrooms are thoughtfully designed, each featuring ample storage cupboards to keep your living space tidy and organised.

The modern fitted kitchen is a highlight of this home, equipped with an integrated oven, electric hob, and extractor fan, providing everything you need to prepare delicious meals. The shower room boasts a stylish corner shower, ensuring a refreshing start to your day.

This property benefits from an efficient EHS boiler, ensuring warmth and comfort throughout the year. With no chain involved, you can move in without delay and start enjoying your new home right away.

Situated close to local shops and excellent transport links, this flat offers easy access to all the amenities you may need. Whether you are commuting to work or exploring the local area, you will find everything within reach.

In summary, this two-bedroom flat on Fairburn Drive is a fantastic opportunity for those seeking a modern and spacious living space in a convenient location. Do not miss the chance to make this lovely property your new home.

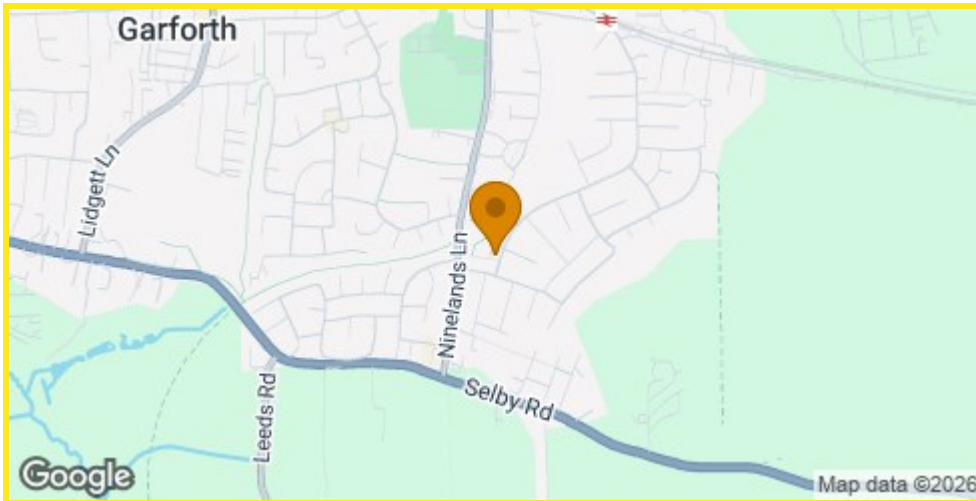




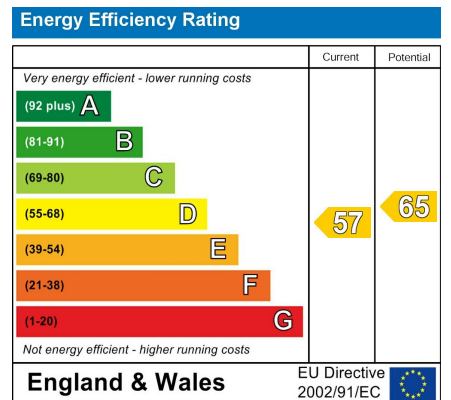
# Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.

4 Main Street, Garforth, LS25 1EZ

Tel: 0113 2864276 Email: [headoffice@mdobson.co.uk](mailto:headoffice@mdobson.co.uk) <https://www.mdobson.co.uk>