



Davy Avenue | Micklefield | LS25 4FF

£295,000

Three bedroom end town house | Council Tax Band C | EPC Rating B

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\*\*\* THREE DOUBLE BEDROOM END TOWN HOUSE. BUILT BY BARRATT HOMES IN 2022. OPEN-PLAN LOUNGE WITH DINING AREA. INTEGRATED FITTED KITCHEN. LARGE MASTER SUITE. OFF-ROAD PARKING \*\*\*

Situated in an increasingly popular village location with strong local community ties, excellent motorway links and a train station near by, this beautifully presented three double bedroom end of terrace property, with accommodation over three floors, is now available for sale. Located on the lovely Drovers Court estate, built by Barratt Homes, which has a number of years remaining of a NHBC certificate. This property will please most buyers boasting a neutral decor throughout and generous living spaces which are perfect for entertaining guests or relaxing with the family.

The modern kitchen is equipped with a range of appliances, including built-in fridge/freezer for added convenience. The open-plan lounge with a dining area provides a delightful space with garden views and features an on-trend electric fire and media wall, creating a cosy and inviting atmosphere. French doors lead out to the garden, where you can enjoy outdoor dining or simply unwind in the fresh air.

The property comprises three bedrooms, each offering a comfortable living space. The master suite benefits from an en-suite shower room, seating and dressing area and has ample natural light, while the other two double bedrooms come complete with high gloss fronted built-in wardrobes.

Additional highlights of this property include off-road parking for two cars, an electric car charge point, and an enclosed rear garden. Don't miss the opportunity to make this delightful property your new home.

## Ground floor

### Entrance Hall

Radiator, wood effect laminate flooring, stairs to the first floor landing and a door to the W.C.

### W.C

Fitted with two piece suite comprising, pedestal wash hand basin and low-level WC and a radiator.

### Fitted Kitchen 3.89m x 1.88m (12'9" x 6'2")

Fitted with a range of base and eye level units with worktop space over and drawers, one and half bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer, dishwasher and automatic washing machine, built-in electric oven and a built-in four ring gas ceramic hob with an extractor hood over. Double-glazed window to the front, radiator, recessed spotlights and a wall mounted gas boiler concealed within a cupboard.

### Lounge 4.65m x 4.01m max (15'3" x 13'2" max)

15'3" (18'11" into bay) x 13'2" max

Double-glazed window to the side, modern remote control electric fire and a built-in media wall, two radiators, wood effect laminate flooring and double-glazed French doors to the rear garden with matching side panels.

## First floor

### Landing

Radiator, stairs to the second floor and doors to:

### Bedroom 2 2.95m x 3.45m to robes (9'8" x 11'4" to robes)

9'8" x 11'4" to robes (13'3" max)

Two double-glazed windows to the rear, fitted modern wardrobes with hanging rails and shelving, radiator and a door to:

### Jack and Jill Bathroom

Fitted with a three piece modern white suite with panelled bath with shower over and folding glass screen, pedestal wash hand basin and low-level WC, tiled surround, extractor fan, double-glazed window to the side, radiator and a door to the landing.

### Bedroom 3 2.79m min x 4.04m (9'2" min x 13'3")

9'2" min (plus wardrobes space) x 13'3"

Two double-glazed windows to the front, fitted modern wardrobes with hanging rails and shelving and a radiator.

## Second floor

### Landing

Radiator and door to:

### Master Suite 8.66m max x 4.04m max (28'5" max x 13'3" max )

28'5" max x 13'3" max (reducing to 9'1" (6'10" min))

Two skylights, double-glazed dormer window to the front, two radiators, wood effect laminate flooring and a door to:

### En-suite Shower Room

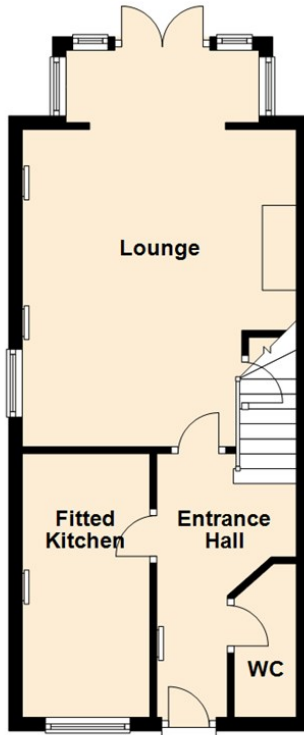
Fitted with a three piece modern white suite comprising; recessed shower enclosure, pedestal wash hand basin and a low-level WC. Extractor fan, tiled surround, 'Velux' window to the front, radiator and tiled flooring.

### Outside

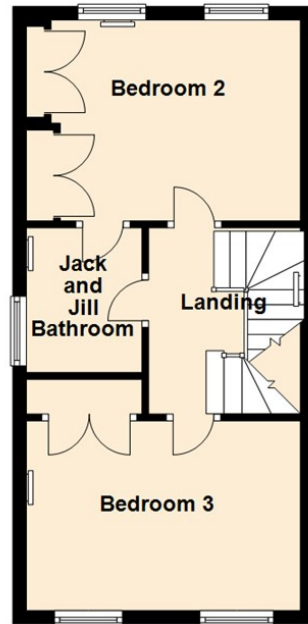
There are two off-road parking spaces to the front, with an electric car charging point. To the rear, there is a fully enclosed lawned garden with side gated access.



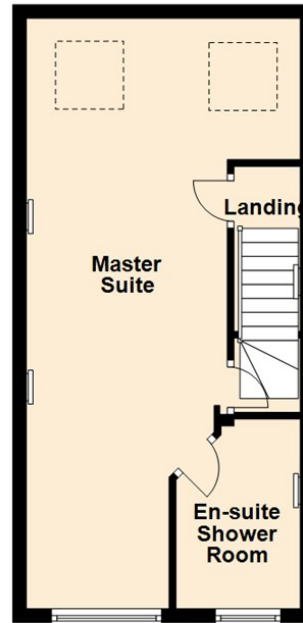
**Ground Floor**  
Approx. 38.3 sq. metres (412.0 sq. feet)



**First Floor**  
Approx. 35.1 sq. metres (377.3 sq. feet)



**Second Floor**  
Approx. 35.6 sq. metres (382.9 sq. feet)



Total area: approx. 108.9 sq. metres (1172.2 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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