



Bevin Crescent | Micklefield | LS25 4FB

£215,000

Two Bedroom Semi-Detached Property | Council Tax Band B | EPC Rating B

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*** MODERN TWO BEDROOM SEMI-DETACHED PROPERTY. NO CHAIN!. BUILT IN 2022 - WITH NHBC CERTIFICATE REMAINING. DINING/KITCHEN WITH INTEGRATED APPLIANCES. OFF-ROAD PARKING ***

We are delighted to present this immaculate two semi-detached property, the property is on the market with NO ONWARD CHAIN! making it an ideal consideration for serious buyers looking for a swift and smooth purchase. Located within an increasingly popular village, this stunning home is nestled off a small private driveway, offering a fantastic location while remaining within easy reach of public transport links and a nearby train station.

Built in 2022, the property boasts a well-proportioned layout, comprising of a modern and bright kitchen equipped with the latest appliances and a dining space with French doors out into the rear garden, a good sized lounge with a large window that invites an abundance of natural light, two substantial double bedrooms and a contemporary bathroom with a modern suite and shower over the bath.

The master bedroom is spacious and inviting, it promises comfort and relaxation in a private, well-designed space with a large walk-in storage cupboard over the stairs. The second double bedroom doesn't fall short of charm either, offering ample room for rest and rejuvenation.

One of the unique features of this property is the off-road parking, accommodating up to two cars, a significant convenience for residents. The property also comes with a rear garden, offering a perfect setting for alfresco dining and outdoor relaxation. Finally, with its fresh and modern interiors, this property is a perfect blend of comfort and style, promising a high standard of living in a desirable location.

Ground floor

Entrance Vestibule

Radiator and a door to:

WC

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

Lounge 3.94m max x 4.37m max (12'11" max x 14'4" max)

Double-glazed window to the front, two radiators, open-plan staircase to the first floor landing and a door to:

Kitchen/Diner 2.82m x 4.37m (9'3" x 14'4")

Fitted with a range of modern base and eye level units with worktop space over and drawers, stainless steel sink unit with single drainer and mixer tap and tiled splashbacks. Integrated larder style fridge/freezer, slimline dishwasher and automatic washing machine, built-in electric oven and a built-in gas hob with extractor hood over. Built-in under-stairs storage cupboard, radiator, wood effect laminate flooring, wall mounted concealed gas boiler serving the heating system and domestic hot water, door to the lounge and a double-glazed French double doors to the garden.

First floor

Landing

Double-glazed window to the side and doors to:

Master Bedroom 3.35m x 3.25m (11'0" x 10'8")

Double-glazed window to the front, door to an over stairs storage cupboard and access to the loft space.

Bedroom 2 3.40m x 2.39m (11'2" x 7'10")

Double-glazed window to the rear and a radiator.

Family Bathroom

Fitted with a three piece modern white suite comprising; 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 rear and a radiator.

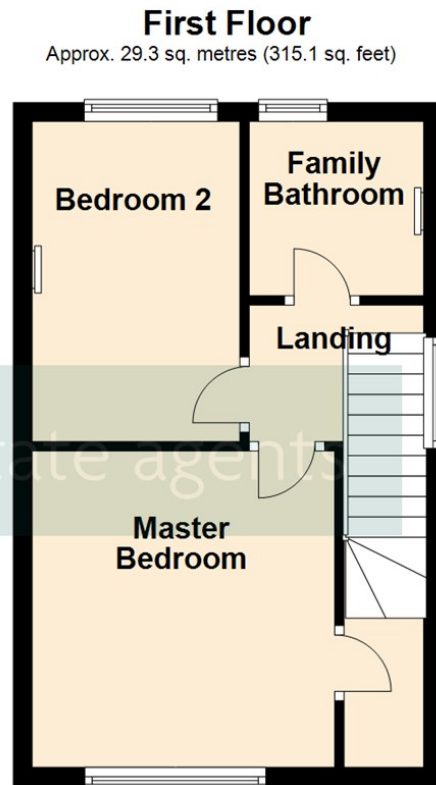
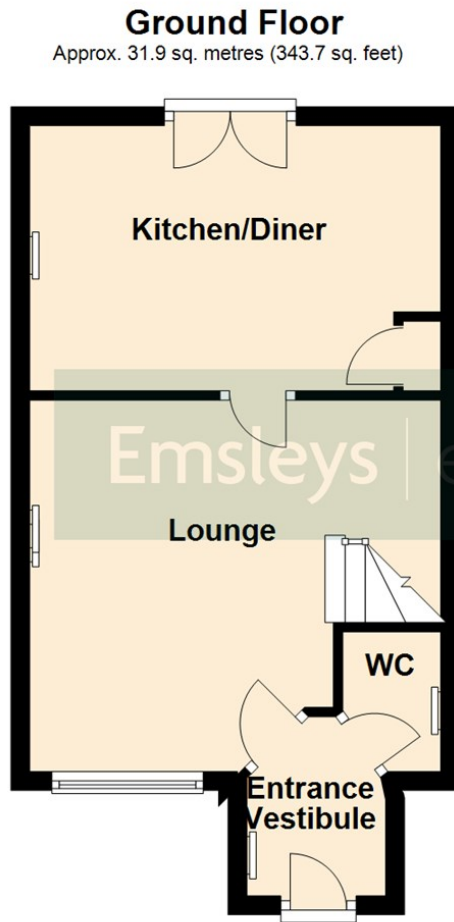
Outside

There is an open-plan lawn to the front, with a block-paved driveway to the side, offering off-road parking for two cars. Side gated access leads to a fully enclosed garden, with a patio seating area which leads to a lawned garden. There is an outside water tap.

Agents Note

Please note that there is an annual estate management fee of £ 215.77, which is payable for the communal upkeep of the garden areas within the estate.





Total area: approx. 61.2 sq. metres (658.7 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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