



Sunnybank | Micklefield | LS25 4DQ

£205,000

Three Bedroom Terrace | Council Tax Band A | EPC Rating D

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* THREE BEDROOM MID TERRACE * MASTER BEDROOM WITH EN-SUITE SHOWER ROOM * STUDY * DINING KITCHEN * CAST IRON STOVE * GARAGE *

Presenting a charming and characterful three bedroom terraced property for sale, situated in a popular village location. This house is in great condition and boasts a multitude of features that make it a unique and desirable home, such as stripped doors, wood flooring, cast-iron stove and feature fireplace. One of the highlights is the stunning views overlooking a paddock at the rear of the property, offering a sense of serenity and connection with nature.

The property has three bedrooms, each with its own character. The master bedroom is a spacious double, complete with an en-suite and a study/walk-in closet. The second bedroom is also a double and features a charming cast iron fireplace, adding a touch of vintage appeal. The third bedroom, although smaller, is highly functional with built-in wardrobes.

Further enhancing the living space is the single reception room. This room is flooded with natural light from large windows and offers a pleasant garden view. It also incorporates a cast iron stove, creating a cosy atmosphere on those colder evenings.

The property also comprises of an open-plan kitchen, providing a generous dining space. This layout promotes a convivial atmosphere, perfect for entertaining guests or enjoying family meals.

One of the most advantageous features of this property is the garage and parking provisions. Whether you own multiple vehicles or require additional storage space, these features cater to your needs.

Surrounded by public transport links, this property offers convenience in its location. Whether you work in the city or enjoy frequent trips to the countryside, this could be your ideal home.

Ground floor

Kitchen 2.90m max x 4.83m max (9'6" max x 15'10" max)

Fitted with a matching range of modern base and eye level units with worktop space over with drawers, one and half bowl stainless steel sink unit with single drainer and mixer tap, built-in fridge and freezer, plumbing for an automatic washing machine and space for a range style cooker. Two double-glazed windows to the front and a contemporary style radiator.

Lounge 3.86m max x 4.19m (12'8" max x 13'9")

12'8" max (11'5" to chimney breast) x 13'9"

Double-glazed window to the rear, feature wood fire surround, cast-iron wood burning stove with stone hearth, built-in storage cupboard, radiator and an under stairs storage cupboard.

Rear Entrance Hall

Double-glazed rear door and stairs to the first floor.

First floor

Landing

Double-glazed window to the rear, radiator, stairs to the second floor and doors to:

Bedroom 3 2.92m max x 2.31m (9'7" max x 7'7")

Double-glazed window to the front, built-in storage cupboard, radiator and exposed wood flooring.

Family Bathroom

Fitted with a three piece modern white suite comprising; deep panelled bath with shower and glass screen over, pedestal wash hand basin and a low-level WC,. Tiled surround, double-glazed window to the front, built-in storage cupboard, radiator and tiled flooring.

Bedroom 2 4.09m max x 2.90m max (13'5" max x 9'6" max)

13'5" max (10'11" min) x 9'6" max

Double-glazed window to the rear, feature cast-iron fireplace, stripped wood floor and a radiator.

Second floor

Master Bedroom 3.81m to robes x 4.27m (12'6" to robes x 14'0")

Skylight, double-glazed dormer window to the rear, range of built-in wardrobes providing hanging and shelving space, two radiators, feature beams and doors to:

Study

Skylight, radiator, built-in wardrobe and shelving units.

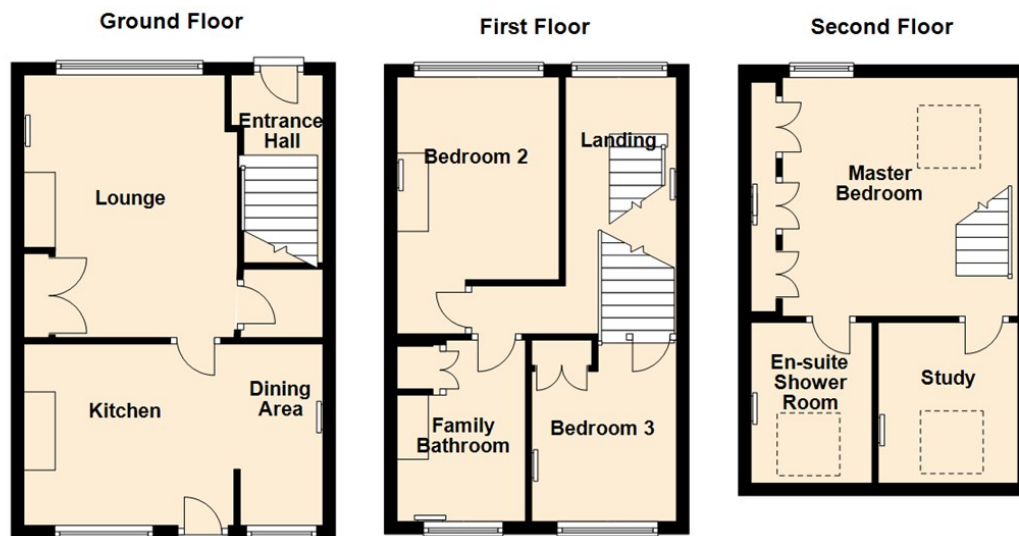
En-suite Shower Room

Fitted with a three piece modern white suite comprising; shower enclosure with shower over, pedestal wash hand basin and a low-level WC. Extractor fan, skylight, chrome ladder style radiator, stripped wood floor, feature wooden beam, built-in storage cupboard and recessed spotlights.

Outside

To the front, there is street lined parking. Opposite the property, there is a detached single garage and a gravelled off-road parking area. To the rear, there is an enclosed low maintenance garden with a good sized paved patio seating area with raised gravelled areas and flower and shrub beds.





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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