



Garden Village Lane | Micklefield | LS25 4FA

£369,995

Four Bedroom Detached House | Council Tax D | EPC Rating B

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* FOUR BEDROOM DOUBLE FRONTED DETACHED HOME * NO CHAIN! * TWO RECEPTION ROOMS * DINING KITCHEN WITH APPLIANCES * GARAGE * CORNER PLOT * PARKING *

A distinguished and attractive double fronted four bedroom detached property, currently listed for sale in a locale with excellent public transport links and motorway connections. This residence is in immaculate condition, elegantly designed to fulfil all your needs. This property also offers unique features such as a garage, off-street parking, and comes with NO ONWARD CHAIN! It benefits from a remaining NHBC certificate, as the property was built in 2022 by Persimmon homes and is of a Chedworth design, and has been enhanced with many upgrades and extras paid for by the current vendor, including an alarm system.

The property boasts four bedrooms, perfectly suited for a growing family or professionals requiring additional space. The master bedroom is a splendid double room, complete with an en-suite shower room and built-in wardrobes. Two further double bedrooms and a spacious single bedroom round out the sleeping quarters. The home accommodates a modern family bathroom, which has been tastefully upgraded with a shower over the bath and a large airy landing.

The property is ideal for those who enjoy entertaining, with two reception rooms on offer. The first reception room features a charming electric fire, which adds a warm and inviting ambience to the space. At the heart of the home, you'll find an open-plan fitted kitchen, complete with modern built-in appliances, and a utility room off. Quartz worktops complement the contemporary aesthetic, while natural light floods the space. A dining area is also included within the kitchen, providing a perfect setting for family meals or entertaining guests. From here, you have direct access to the garden, making indoor-outdoor living seamless. There are gardens to the front and rear, the rear being particularly pretty with lawn and a patio area.

Entrance Hall

stairs to first floor landing, radiator, door to:

Lounge 4.01m x 3.28m (13'2" x 10'9")

Double-glazed window to front, radiator, decorative log effect electric fire.

Dining Room / Study/Family Room 2.97m x 3.25m max (9'9" x 10'8" max)

Versatile room, currently used as a study but is an excellent dining room or family room. Double-glazed window to front, radiator.

Kitchen/Dining Room 2.87m x 6.17m (9'5" x 20'3")

Fitted with a range of modern base and eye level units with quartz worktop space over and drawers, one and half bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer and dishwasher, built-in electric double oven, built-in four ring gas hob with extractor hood over, double-glazed window to rear, radiator, recessed spotlights, double-glazed french double doors to garden, door to:

Utility Room 1.88m x 1.60m (6'2" x 5'3")

With worktop space over a base unit, plumbing for automatic washing machine, space for tumble dryer, radiator, wall mounted gas boiler serving heating system and domestic hot water, rear door to garden and door to:

WC

Double-glazed window to side, fitted with two piece modern white suite comprising, pedestal wash hand basin and low-level WC, tiled splashback.

Landing

Spacious landing. Double-glazed window to side, built-in storage cupboard, access to loft space. Doors to:

Family Bathroom

Fitted with three piece modern white suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC, tiled surround, extractor fan, double-glazed window to rear, and chrome ladder style radiator.

Master Bedroom 3.51m x 3.30m max (11'6" x 10'10" max)

Double-glazed window to rear, fitted wardrobes with mirrored sliding doors, hanging rail and shelving, and radiator. Door to:

En-suite Shower Room

Fitted with three piece suite comprising recessed shower enclosure with drencher style head and additional hand shower attachment, pedestal wash hand basin and low-level WC. Extractor fan, tiled surround, and double-glazed window to rear.

Bedroom 2 3.48m max x 2.59m min (11'5" max x 8'6" min)

11'5" max x 8'6" min (10'11" max)
Double-glazed window to front, radiator.

Bedroom 3 3.00m max x 2.74m (9'10" max x 9'0")

Double-glazed window to front, radiator.

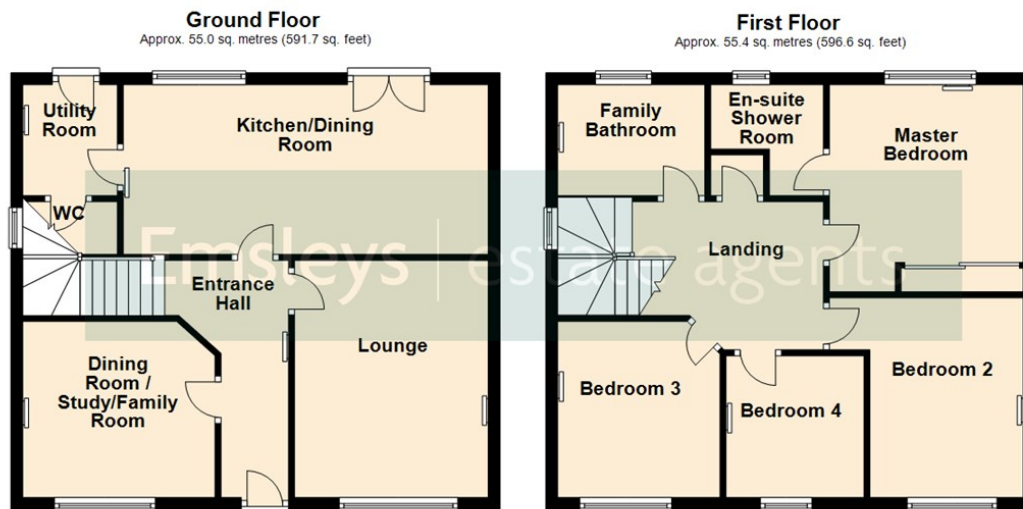
Bedroom 4 2.51m x 2.34m (8'3" x 7'8")

Double-glazed window to front, radiator.

Outside

There are gardens to the front and rear of the property. The front is mainly lawned with a paved foot path to the front door, and has borders for flowers and shrubs. To the rear, there is a well maintained rear garden with lawn and a paved patio seating area. The garden has well stocked borders of flowers and shrubs, and an outside water tap. In addition, there is outside lighting to both the front and rear. Gated access leads to the side driveway, which offers off road parking for one car and leads to a single garage. The garage has an up and over door, with both power and light connected and a useful EV electric car charging point.





Total area: approx. 110.4 sq. metres (1188.2 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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