



Meadow Drive | Mickelfield | LS25 4FQ

£237,950

Two bedroom semi-detached | Council Tax Band B | EPC Rating B

**Emsleys** | estate agents

\*\*\*STUNNING STARTER HOME. EXTRA LARGE ENCLOSED REAR GARDEN. POPULAR LOCATION. NO CHAIN\*\*\*

A delightful home which boasts a charming blend of modern living with a classic touch. Ideal for those who value comfort and style, this property offers a balanced lifestyle.

The property features two well-proportioned bedrooms, providing ample private space. The bedrooms are designed with an eye for detail and functionality, making them perfect for relaxation and peaceful slumber. The house also offers a single bathroom, fitted with quality fixtures and finishes. This bathroom offers a tranquil setting for rejuvenation and relaxation after a long day.

In addition, the house consists of a well-spaced reception room with bi-folds to the large rear garden. This is a versatile space that can be tailored to your needs, whether that be for entertaining guests or for unwinding with a good book.

The property is also equipped with a modern fitted kitchen, designed to cater to all your culinary needs. The kitchen is the heart of the home and this one does not disappoint. It provides a comfortable space for you to prepare your meals and enjoy them.

This semi-detached house offers an opportunity to experience comfortable living in a truly stylish setting. Each room is meticulously designed to ensure that it is not only appealing but also functional. The elegant design and attention to detail make this an ideal home for anyone seeking a blend of style and comfort.

Finally this home has an extra large enclosed garden the rear with parking for two cars off road to the front to give most requirements to the discerning buyer with an EV charge point.

## Ground Floor

### Kitchen/Diner 3.43m x 4.55m (11'3" x 14'11")

Boasting an attractive modern fitted kitchen with a range of wall and base units, complimentary worksurfaces, sink and drainer, integrated oven, microwave, hob with splashback and extractor, fridge and freezer with dishwasher and washing machine. Dining area, radiator, PVCu double glazed window to front aspect, further radiator to entrance with double glazed entrance door and stairs to first floor landing. Karndean flooring. Open recess to lounge.

### WC 1.14m x 1.91m (3'9" x 6'3")

Tiled to two walls with pedestal wash hand basin and push flush WC with radiator. Karndean flooring.

### Lounge 2.97m x 4.72m (9'9" x 15'6")

Open recess from kitchen with access to WC and cupboard under stairs. Bifold doors to rear garden and radiator. Karndean flooring.

## First Floor

### Landing

PVCu double glazed window to side aspect, radiator, loft hatch and doors to rooms.

### Bedroom 3.18m x 4.42m (10'5" x 14'6")

PVCu double glazed window to rear aspect, radiator and wood effect limed oak flooring.

### Bedroom 2.48m x 4.55m (8'2" x 14'11")

Two PVCu double glazed windows to front aspect, radiator and storage cupboard. Wood effect limed oak flooring.

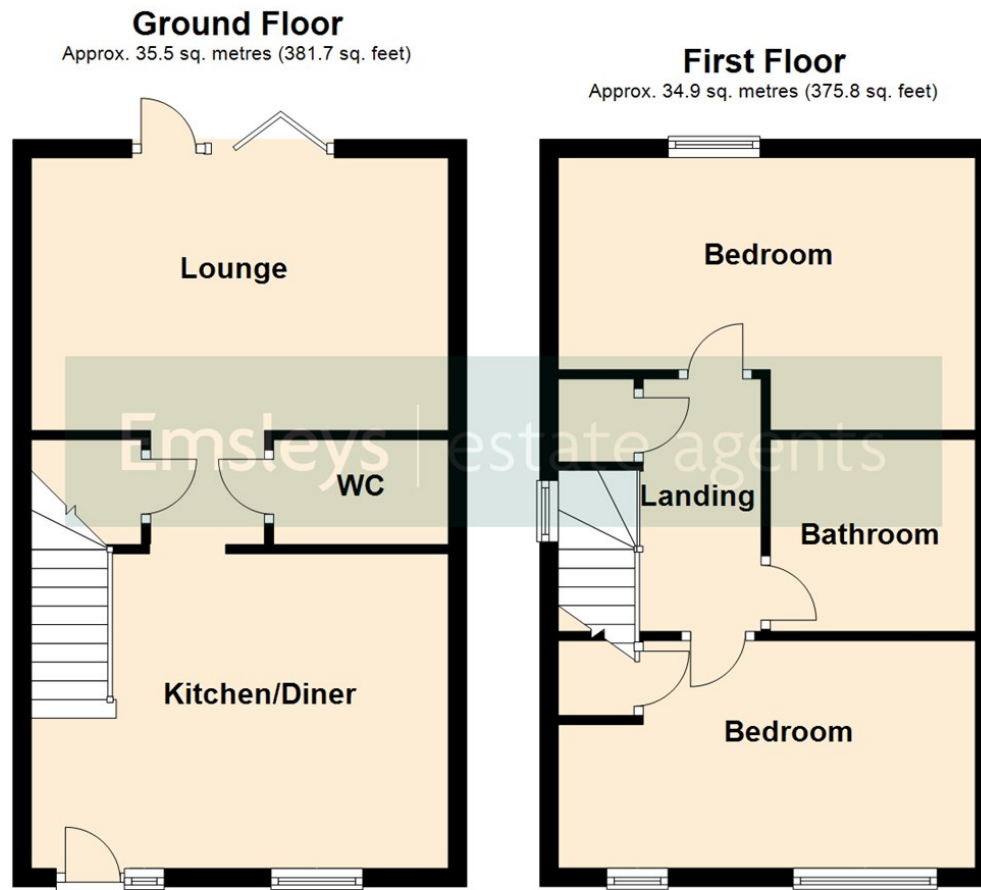
### Bathroom 1.93m x 2.24m (6'4" x 7'4")

Comprising a straight panelled bath with screen and shower over, half pedestal wash hand basin and push flush WC. Tiled flooring and part tiled to some walls with radiator and extractor fan.

## Exterior

To the front is a double tandem tarmac drive, open lawn and gated access to the rear. The rear garden is of a superb size with flagged patio and lawn, well enclosed with fenced borders.





**Total area: approx. 70.4 sq. metres (757.4 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.



6 Main Street | Garforth | Leeds | LS25 1EZ

t: 0113 286 4000 [www.emsleysestateagents.co.uk](http://www.emsleysestateagents.co.uk)

**Emsleys** | estate agents