



Garden Village Lane | Mickelfield | LS25 4FA

Four Bedroom Detached Home | Council Tax Band D | EPC Rating B

Offers Over
£375,000

Emsleys | estate agents

*DOUBLE FRONTED FOUR BEDROOM DETACHED FAMILY HOME * BUILT-IN IN 2022 BY PERSIMMON HOMES * CORNER PLOT * TWO RECEPTION ROOMS * DINING KITCHEN WITH APPLIANCES & QUARTZ WORKTOPS * AIR CONDITION UNITS * GARAGE & DRIVEWAY *

We are delighted to present for sale this immaculate, double fronted four bedroom detached house positioned a generous corner plot. Built in 2022, by Persimmon Homes and is of a Whiteleaf design, this property boasts upgraded extras, offering a blend of comfort and contemporary living. Situated on the edge of an estate, the property enjoys a tranquil location with nearby green spaces and easy access to a train station, providing the perfect blend of rural charm and urban convenience.

The house comprises two spacious reception rooms, with the second reception room offering a versatile space that can be tailored to meet your needs. The modern, open-plan kitchen is equipped with state-of-the-art appliances with quartz counter-tops and a practical utility room. The kitchen also features a spacious dining area, perfect for hosting family dinners or entertaining guests.

Featuring four well-proportioned double bedrooms, the property comfortably accommodates a growing family or guests. The master bedroom benefits from an en-suite shower room and built-in wardrobes. The remaining three bedrooms are generous doubles, offering ample space for relaxation and privacy. The family bathroom, complete with a shower over the bath, serves these rooms.

Externally, the property is equally impressive. It occupies a desirable corner plot and comes complete with a garage and additional parking space. The garden, a real haven of tranquillity, offers the perfect space for outdoor activities or alfresco dining.

Overall, this property presents a fantastic opportunity to acquire a family home in a sought-after location. Its high standard of finish and thoughtful design features, combined with its ideal location, make it a truly unique offering on the property market

Entrance Hall

Radiator, wooden effect laminate flooring, stairs to first floor landing, door to:

Lounge 3.94m x 3.35m (12'11" x 11'0")

Double-glazed window to front, radiator.

Family Room 2.92m x 3.00m (9'7" x 9'10")

Double-glazed window to front, air conditioning unit, radiator, wooden effect laminate flooring, door to built-in under-stairs storage cupboard.

Kitchen/Diner 3.18m x 5.97m (10'5" x 19'7")

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

Utility Room 1.63m x 1.80m (5'4" x 5'11")

Fitted base unit with work surface over, plumbing for automatic washing machine, space for tumble dryer, wooden effect laminate flooring, door to rear garden. Door:

WC

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

(Please note that this W.C has the potential to create a ground floor shower room, should this be required).

Landing

Double-glazed window to side, two built-in storage cupboard, access to loft space via a drop down ladder - which is part boarded for storage with built-in shelving. Door to:

Master Bedroom 3.33m to robes x 2.74m min (10'11" to robes x 9'0" min)

Double-glazed window to rear, fitted wardrobes with sliding mirrored doors and hanging rail and shelving, radiator, air conditioning unit, door to:

En-suite Shower Room

Fitted with three piece suite comprising shower enclosure with drencher head over and additional hand shower attachment, pedestal wash hand basin, and low-level WC. Chrome ladder style radiator, extractor fan, shaver point, tiled splash-back, double-glazed window to rear.

Bedroom 2 3.23m x 2.64m (10'7" x 8'8")

Double glazed window to front, radiator and air conditioning unit.

Bedroom 3 2.92m x 2.82m (9'7" x 9'3")

Double glazed window to front, radiator.

Bedroom 4 2.24m x 2.97m (7'4" x 9'9")

Double glazed window to rear, radiator, door to built-in storage cupboard/potential wardrobe.

Family Bathroom

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

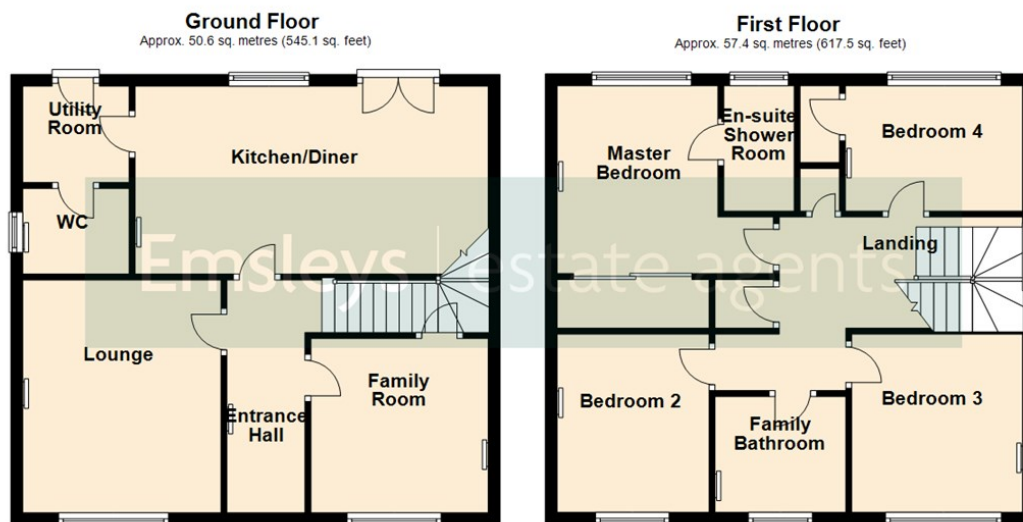
Outside

The property is situated on a generous corner plot, with a large lawned garden to the front, which is enclosed with a wooden fence. To the side, there is a driveway that offer off road parking for two cars and leads to the detached garage. The garage has an up and over door, and has an electric car charging point. To the rear, there is a fully enclosed good sized mainly lawned garden, with a paved patio seating area and useful water tap.

Agents Note

Please note that there is an estate communal maintenance fee payable yearly of £119.38.





Total area: approx. 108.0 sq. metres (1162.6 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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