



Meadow Drive | Micklefield | LS25 4FQ

£395,000

Four Bedroom Detached House | Council Tax Band E | EPC Rating B

Emsleys | estate agents

* EXECUTIVE STYLE FOUR BEDROOM DETACHED FAMILY HOME * NO CHAIN! * BUILT-IN 2022 BY AVANT HOMES * GARAGE * DRIVEWAY PARKING *

Presenting this magnificent executive style four bedroom detached house, offering spacious accommodation. The property is an impressive construction by Avant Homes, completed in 2023 and of a Skybrook design. There is a number of remaining years left of the NHBC certificate and is presented in a neutrally decorated condition, ready to become your perfect family home. The property is available without any onward chain, ensuring a swift transaction.

The residence boasts a spacious lounge with a feature box bay window that bathe the interior in natural light, creating a warm and inviting ambience. The open-plan kitchen is a modern marvel, complete with a sleek kitchen island, elegant quartz counter tops, and a dining area. Notably, it features bi-folding doors, truly integrating the indoors with the outdoors for a seamless living experience. Moreover, it benefits from a utility room and a large downstairs WC, providing functionality alongside style.

The property includes four double bedrooms, with the master bedroom having the luxury of an en-suite. The remaining bedrooms are generously sized and ready to be tailored to your needs.

Adding to the charm of this property are the unique features such as an integral single garage, driveway parking facilities, and an EV Charging point. Additionally, the property comes with a fully enclosed garden, which is mainly lawned and has a seating area, offering a private green space for relaxation or entertaining.

The property is ideally situated, offering easy access to public transport and motorway links and being within proximity to green spaces, ensuring both convenience and an escape from the urban rush. In conclusion, this property promises a balance of luxury, comfort, and practicality, making it a remarkable opportunity that is not to be missed.

Entrance Hall

Radiator, engineered wooden flooring, stairs to first floor landing, open plan to Kitchen/Diner, door to:

Lounge 4.65m min x 3.53m (15'3" min x 11'7")
17'10" into bay (15'3" min) x 11'7"
Double-glazed box bay window to front, radiator.

Kitchen/Diner 4.80m max x 5.74m (15'9" max x 18'10")

Fitted with a range of base and eye level units with quartz worktop space over and drawers, matching island unit, sink unit with single drainer and mixer tap, tiled splash-backs, integrated fridge/freezer and dishwasher, built-in eye level electric double oven, built-in induction hob with extractor hood over, radiator, engineered wooden flooring, folding bi-fold door to garden, door to understairs storage cupboard.

Utility Room 2.49m max x 1.35m (8'2" max x 4'5")

Plumbing for automatic washing machine, space for dryer, double-glazed window to rear, engineered wooden flooring, door to:

WC

Double-glazed window to rear, fitted with two piece suite comprising, wash hand basin and low-level WC, radiator, wooden effect laminate flooring.

Landing

Access to loft space, built-in airing cupboard, door to:

Master Bedroom 3.86m max x 5.79m max (12'8" max x 19'0" max)

Two double-glazed windows to front, radiator, door to:

En-suite Shower Room

Fitted with three piece suite comprising shower enclosure, wash hand basin, and low-level WC. Extractor fan, tiled surround, double-glazed window to side, radiator, wooden effect laminate flooring.

Bedroom 2 3.81m x 3.02m (12'6" x 9'11")

Double-glazed window to front, radiator.

Bedroom 3 3.91m x 2.77m min (12'10" x 9'1" min)

Double-glazed window to rear, radiator.

Bedroom 4 2.79m x 2.90m max (9'2" x 9'6" max)

Double-glazed window to rear, radiator.

Family Bathroom

Fitted with three piece suite comprising panelled bath with hand shower attachment, wash hand basin and low-level WC, tiled surround, extractor fan, double-glazed window to side, radiator, wooden effect laminate flooring.

Outside

There is a small garden area to the front, with a driveway to the side offering off road parking and leads to the integral garage. Side gated access leads to a paved path with a graveled storage area, and leads to a fully enclosed good sized rear garden. The garden is mainly lawned, with a graveled seating area and paved path.

Garage

Integral single garage with power and light connected, wall mounted gas boiler, EV electric car charger, and an up and over door.





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

Emsleys | estate agents