



Garden Village Lane | Micklefield | LS25 4FA

£370,000

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

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*FOUR BEDROOM DETACHED FAMILY HOME * BUILT IN 2022
BY PERSIMMON HOMES * TWO RECEPTION ROOMS *
MASTER BEDROOM WITH ENSUITE * GENEROUS REAR GARDEN
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Newly constructed in 2022 by Persimmon Homes, this double fronted four bedroom detached house that promises a lifestyle of comfort and convenience. Situated on a corner plot, this property is a testament to modern design. There is still a number of years remaining of the NHBC certification, to give peace of mind.

The house is composed of four well-proportioned bedrooms. The master bedroom is notably a double and comes with its own en-suite shower room, offering an extra touch of luxury. The other bedrooms are also well-sized, with two double rooms and one single room, providing ample space for a growing family or for hosting guests.

The property boasts a bright practical kitchen, equipped with built-in appliances, a utility room, and a dining space, offering a perfect blend of functionality and style. This is a place where you can cook up your favourite dishes while entertaining your guests. The house offers two reception rooms, both spacious and ready to be personalised to match your taste. These rooms can be utilised as a living room, study, playroom or even a home office, depending upon your needs.

The property has a single garage, together with a parking space, taking care of all your vehicle accommodation needs. The good-sized rear garden, which is part of the corner plot, offers a green oasis for you to relax and unwind in. One of the standout features of this property is its location. It enjoys close proximity to rail and motorway links and green spaces, making daily commuting and weekend leisure activities a breeze.

Built in 2022, this property fuses contemporary living with comfort and convenience. It offers an ideal opportunity for those seeking a fresh start in a modern, well-connected neighbourhood.

Entrance Hall

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.

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 drawers, one and half bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer and dishwasher, built-in electric 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 base units, plumbing for automatic washing machine, space for tumble dryer, radiator, wall mounted gas boiler serving heating system and domestic hot water, rear door, 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.

Dining Room / Study/Family Room 2.97m x 3.28m (9'9" x 10'9")

Double-glazed window to front, radiator.

Landing

Double-glazed window to side, access to loft space.

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

Double-glazed window to rear, radiator, door to:

En-suite Shower Room

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

Bedroom 2 3.48m max x 3.33m max (11'5" max x 10'11" max)

11'5" max x 10'11" max (8'6" min)

Double-glazed window to front, radiator.

Bedroom 3 3.00m max x 2.46m (9'10" max x 8'1")

Double-glazed window to front, radiator.

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

Double-glazed window to front, radiator.

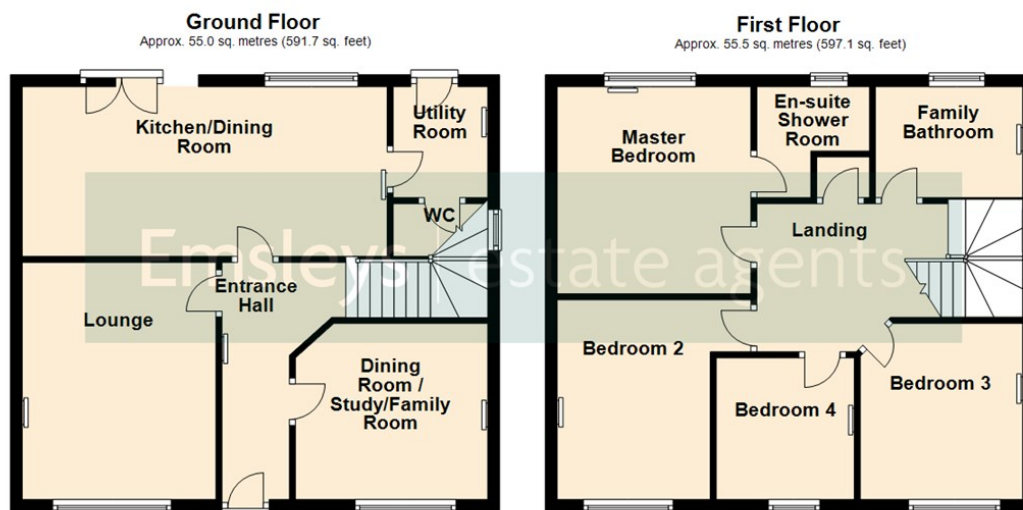
Family Bathroom

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. Chrome ladder style radiator.

Outside

There is an open plan garden to the front, with central path leading to the front entrance door. To the rear, there is a generous mainly lawned garden, with shrubs. In addition, there is a single garage located to the rear of the property, with an up and over door. There is off road parking space in front of the garage.





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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