

Alness Avenue , Micklefield Leeds LS25 4EJ

welcome to

Alness Avenue , Micklefield Leeds

** GUIDE PRICE £350,000 - £360,000 ** This BEAUTIFUL Micklefield gem is packed with style! FOUR spacious bedrooms, a sleek OPEN PLAN kitchen diner, a comfortable MASTER EN SUITE a lush private GARDEN, plus a double-length DRIVEWAY & EV-charging GARAGE! Call us to View!













Entrance Hall

Lounge

20' 3" x 10' 5" (6.17m x 3.17m)

Kitchen/ Diner

11' 6" x 20' 3" (3.51m x 6.17m)

W.C

Landing

Bedroom One

11' 2" x 11' 8" (3.40m x 3.56m)

Ensuite

Bedroom Two

10' 6" x 11' 3" (3.20m x 3.43m)

Bedroom Three

9' 3" x 8' 7" (2.82m x 2.62m)

Bedroom Four

8' 7" x 9' 1" (2.62m x 2.77m)

House Bathroom

Rear Garden

Driveway

Double length drive for off street parking

Garage

20' 3" x 10' 2" (6.17m x 3.10m) With EV Chargers





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Alness Avenue, Micklefield Leeds

- ** GUIDE PRICE £350,000 £360,000 **
- Four Bedroom Detached Home
- Garage with EV-Charging Points
- Double Drive for Off Street Parking
- Solar Panels

Tenure: Freehold EPC Rating: A

Council Tax Band: D

guide price

£350,000 - £360,000

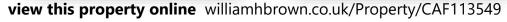








Please note the marker reflects the postcode not the actual property





Property Ref: CAF113549 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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