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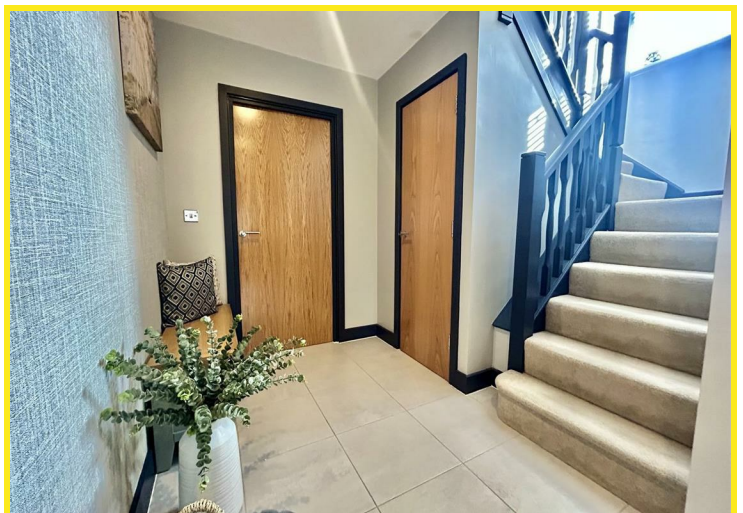
**14 Waddle Road**

Micklefield, Leeds, LS25 4EP

**£450,000**

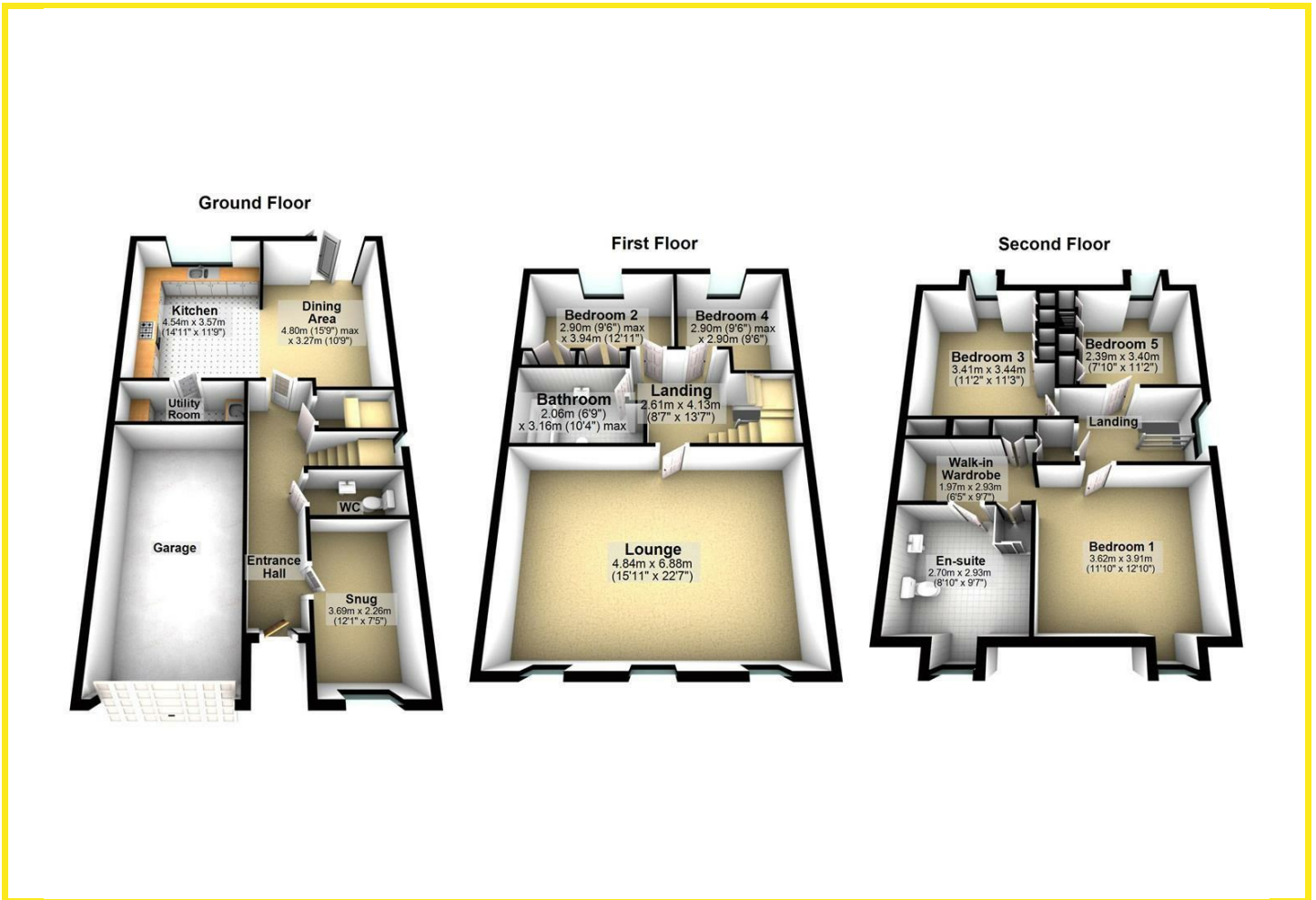
# 14 Waddle Road

We are delighted to offer for sale this beautifully presented five-bedroom detached family home, built by Strata homes in 2021, and located within easy reach of the A1/M1 motorway. This deceptively spacious upgraded property which is spread over three floors briefly comprises entrance hall, WC, snug, dining/family area, kitchen, utility room, the first-floor landing leads to a superb spacious living room, two bedrooms and the family bathroom, the second-floor landing leads to two further bedrooms and the main bedroom which has a walk-in dressing room and en-suite shower room. In addition the property has PVCu double glazed windows, French doors from the dining area leading out into the rear garden, composite front entrance door, stunning extensive range of high gloss wall & base units with matching splash-backs, five ring induction hob, extractor, grill/oven, oven, fridge/freezer, dishwasher, wine fridge, LED lighting to kick-space and under wall units, useful utility room with integrated washing machine, fitted wardrobes to four bedrooms, the main bathroom being fully tiled and having a panelled bath and double shower cubicle, access point to the loft which is fully insulated and LED wall mounted steam free mirrors to bathroom and en-suite. The property also has the added benefit of having an alarm system. Externally, to the front of the property is an open plan lawned garden which extends to the side of the property. A wide tarmac driveway provides off road parking for two vehicles and leads to an integral garage with up and over door, power and light. A lockable timber gate leads down a stone paved pathway and into the rear garden, which is a fully enclosed with a paved patio seating area, and lawned garden which leads to a composite decked patio seating area which is surrounded by stone retaining walls. The property also benefits from an EV charger. Book your viewing today to avoid missing out on this truly beautiful home.

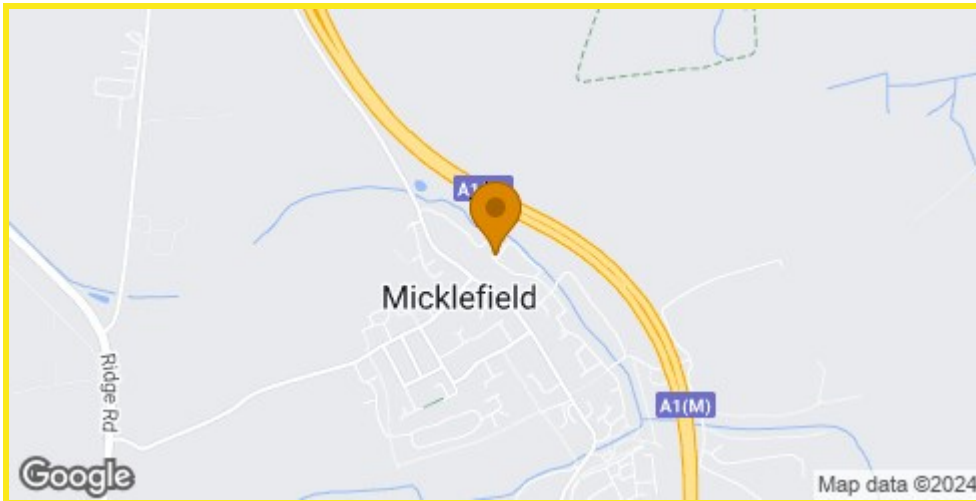




# Floor Plan



## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>92</b> |
| (81-91) <b>B</b>                            |  | <b>85</b>               |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

## Directions

On entering the village of Micklefield through the road of Church Lane, at the junction take the right hand turning on to Great North Road. Take the first turning left on to Grange Farm Court, and then take the first turning left on to Waddle Road where the property can be found on the right hand side of the road.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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