

Mike
Dobson



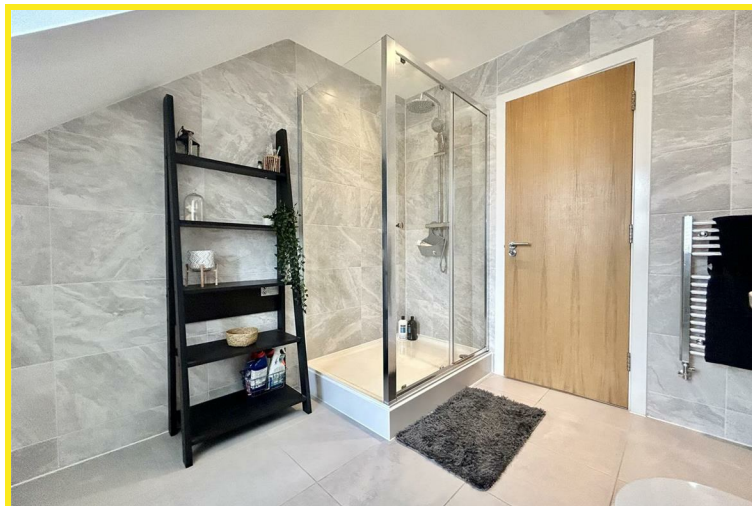
6 Annat Place

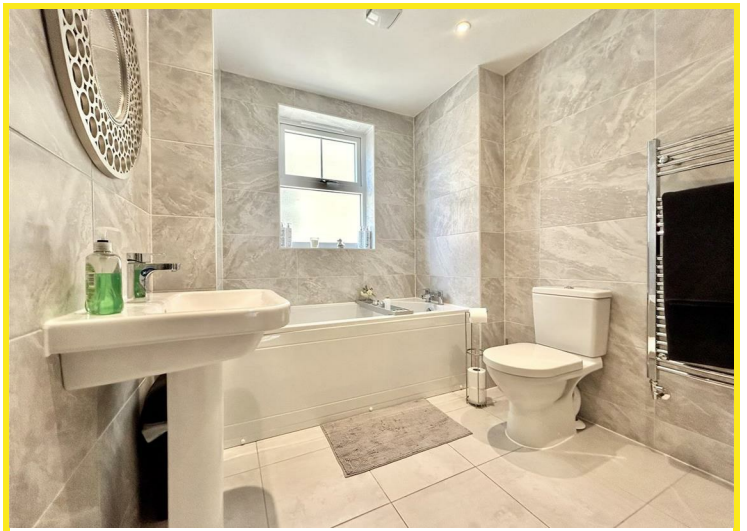
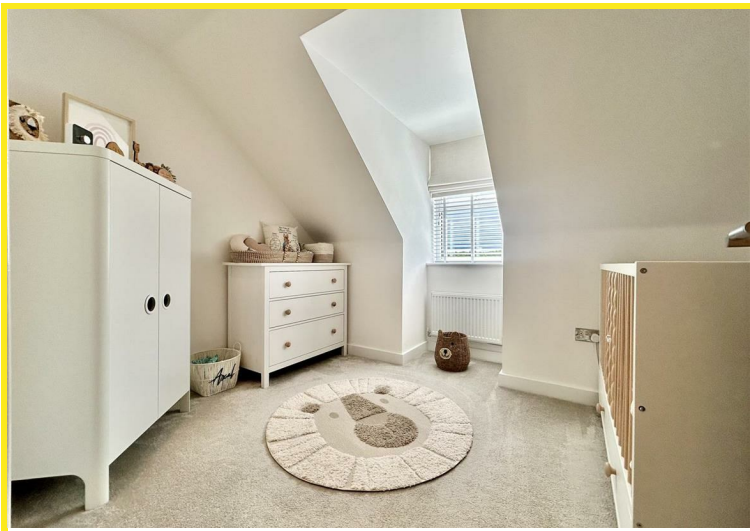
Micklefield, Leeds, LS25 4EL

£450,000

6 Annat Place

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 property which is spread over three floors briefly comprises entrance hall, WC, snug, Kitchen/dining/family room, 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, stunning extensive range of wall & base units with matching splash-backs, induction hob, extractor, grill/oven, oven, fridge/freezer, dishwasher, island/breakfast bar and media wall, useful utility room with integrated washing machine, the main bathroom being fully tiled and having a modern four piece white suite, access point to the loft which is fully insulated. 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. 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. Lockable timber gates either side of the property leads down a stone paved pathway and into the rear garden, which is a fully enclosed with a large paved patio seating areas, with two artificial lawns. The property also benefits from an two EV chargers. Book your viewing today to avoid missing out on this truly beautiful home.

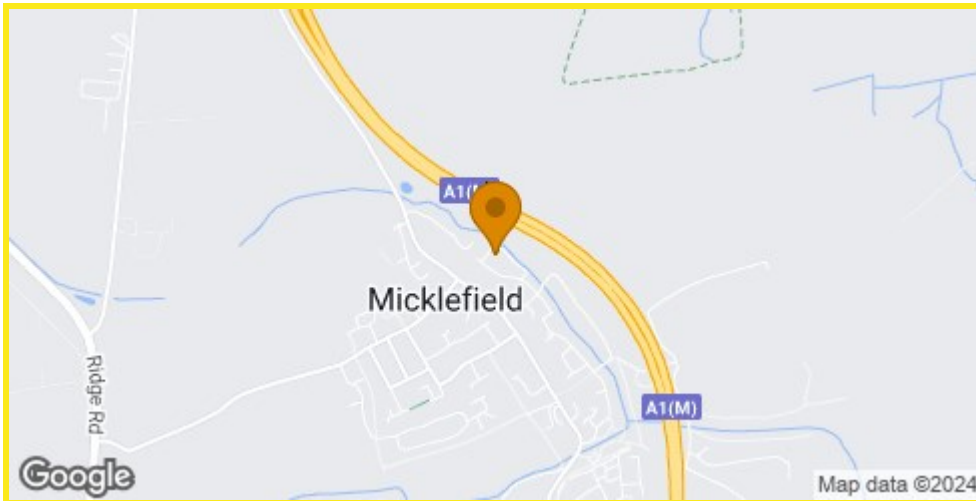




Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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

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.

4 Main Street, Garforth, LS25 1EZ

Tel: 0113 2864276 Email: headoffice@mdobson.co.uk <http://www.mdobson.co.uk>