

Mike
Dobson



2 Annat Place

Micklefield, Leeds, LS25 4EL

£450,000

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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 double glazed windows, French doors from the dining area leading out into the rear garden, an extensive range of wall & base units with matching splash-backs, five ring induction hob, extractor, eye level electric oven, fridge/freezer, dishwasher, island/breakfast bar, 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. 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 paved patio seating area leading to an artificial lawn. The property also benefits from an EV charger. Book your viewing today to avoid missing out on this truly beautiful home.

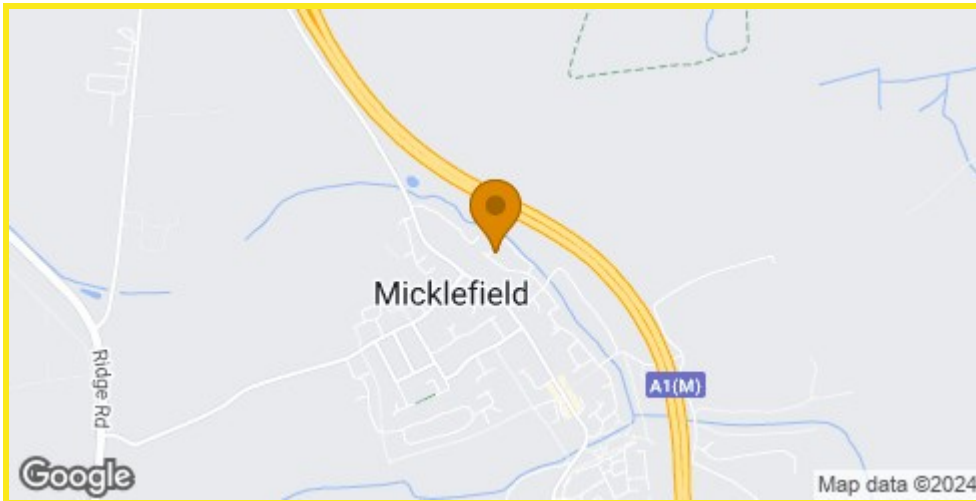




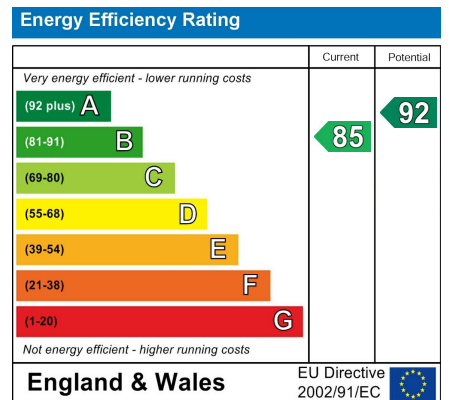
Floor Plan



Area Map



Energy Efficiency Graph



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

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