



11 Garden Village Lane

Micklefield, Leeds, LS25 4FA

£370,000

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**** NO ONWARD CHAIN**** Nestled in the charming area of Garden Village Lane, Micklefield, this exquisite detached house, built in 2022 by Persimmon Homes, offers a perfect blend of modern living and comfort. Electric fire in lounge. With four spacious bedrooms, including a main suite complete with fitted wardrobes and an en-suite shower room with rain shower and a hand held shower, main bathroom has shower over bath including tiling and glass shower screen this property is ideal for families seeking both space and style.

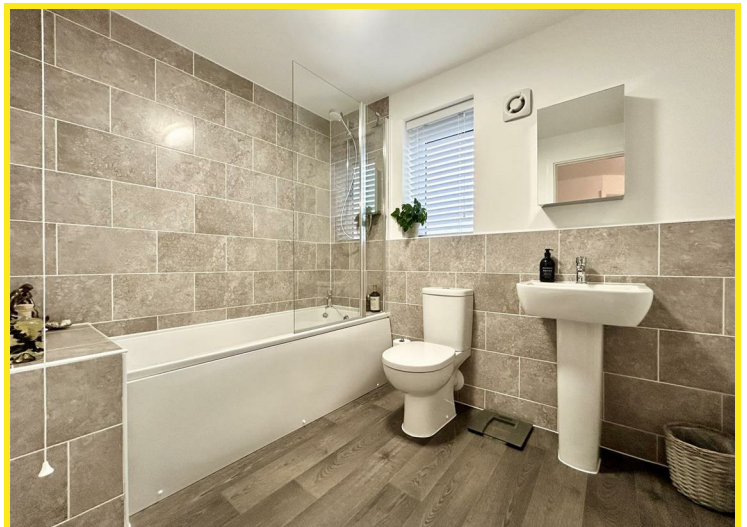
The heart of the home is undoubtedly the superb fitted dining kitchen, which boasts elegant quartz work surfaces, matching upstands, and a comprehensive range of integrated appliances. This inviting space is perfect for entertaining guests or enjoying family meals, making it a delightful hub for daily life. The property also benefits from a separate utility room and a ground floor WC.

The property features two well-proportioned reception rooms, providing ample space for relaxation and socialising. Whether you prefer a cosy evening in or hosting gatherings, these versatile areas cater to all your needs.

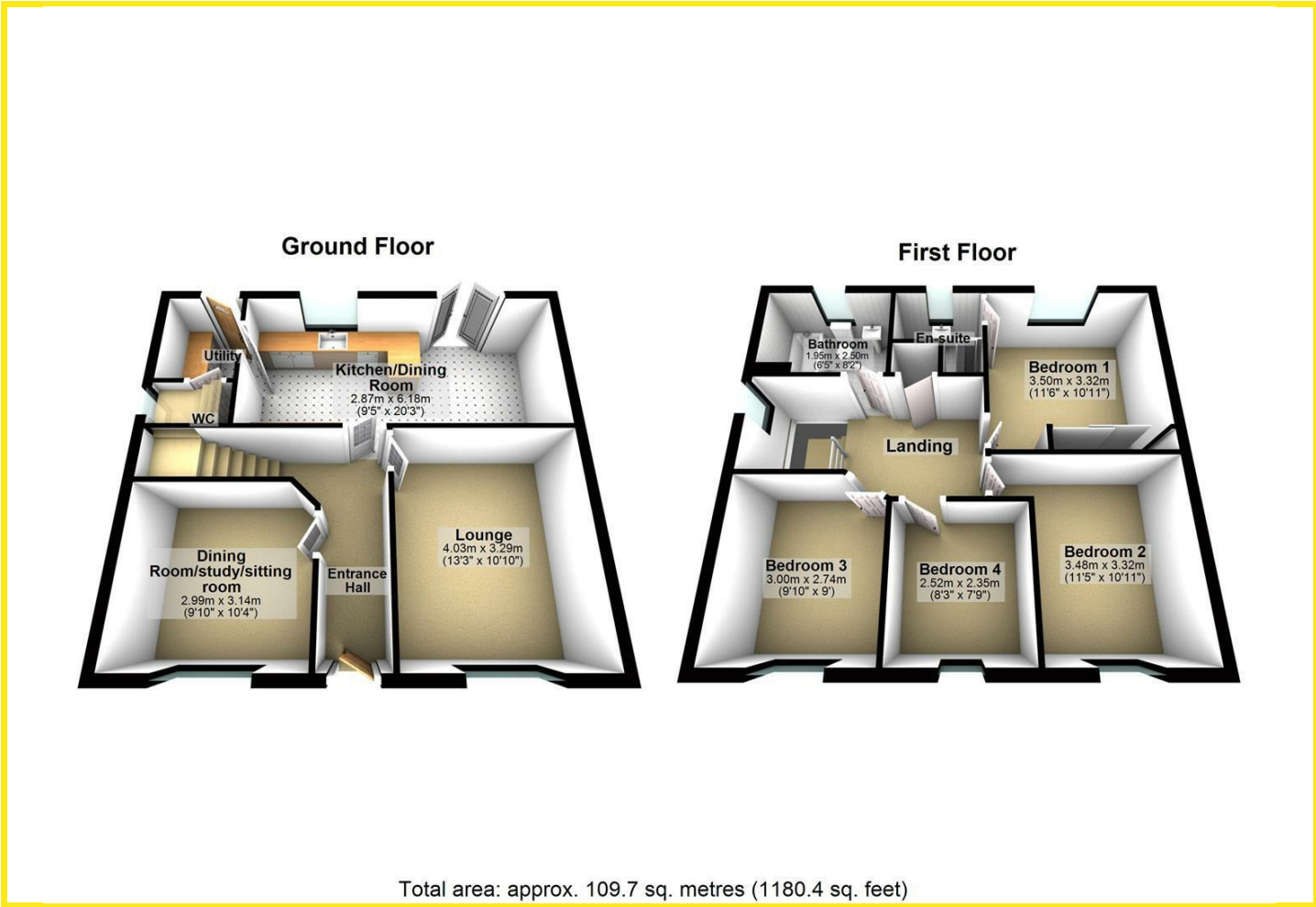
Outside, the fully enclosed rear garden presents a wonderful retreat, complete with a patio and lawn, perfect for outdoor activities or simply enjoying the fresh air. The drive and single garage offer convenient parking, ensuring that you and your guests are well accommodated. Power and light in garage with EV charging point. Outside tap.

This home is not just a property; it is a lifestyle choice, offering modern amenities in a tranquil setting. With its contemporary design and thoughtful features, this house is a must-see for anyone looking to settle in the delightful Micklefield area.

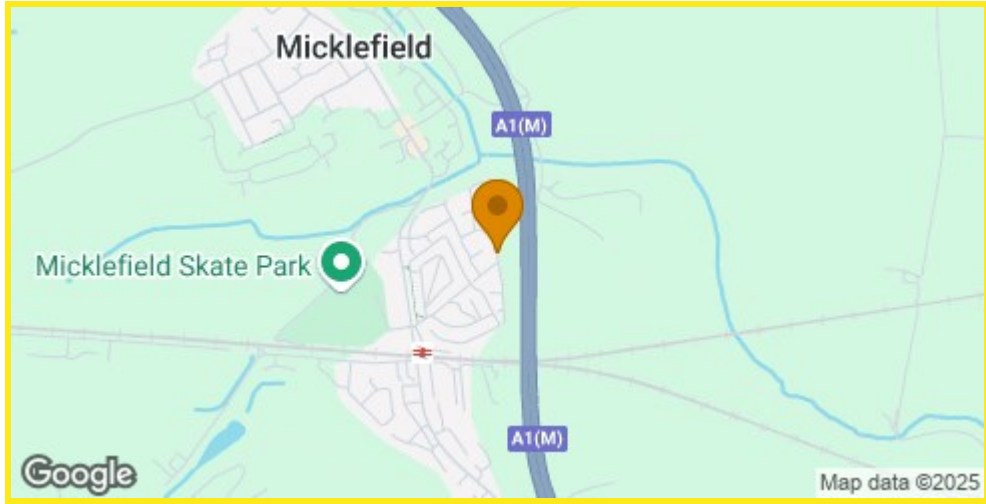




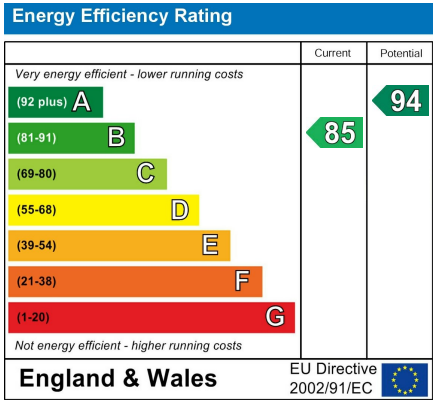
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From the A63 Leeds/Selby Road turn into Micklefield on the old Great North Road. On entering the village proceed under the viaduct and take your second right onto Haver Drive, then right onto Daisy Bank Avenue, continuing to the end of the road and taking a left onto Garden Village Lane where the property can be seen immediately on the left hand side as indicated by the agents board.

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