

Mike
Dobson



5 Averill Way

Micklefield, Leeds, LS25 4EW

£200,000

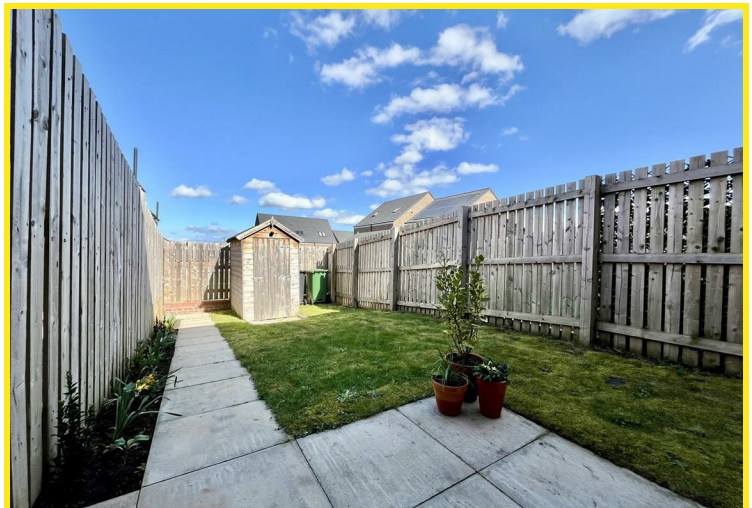
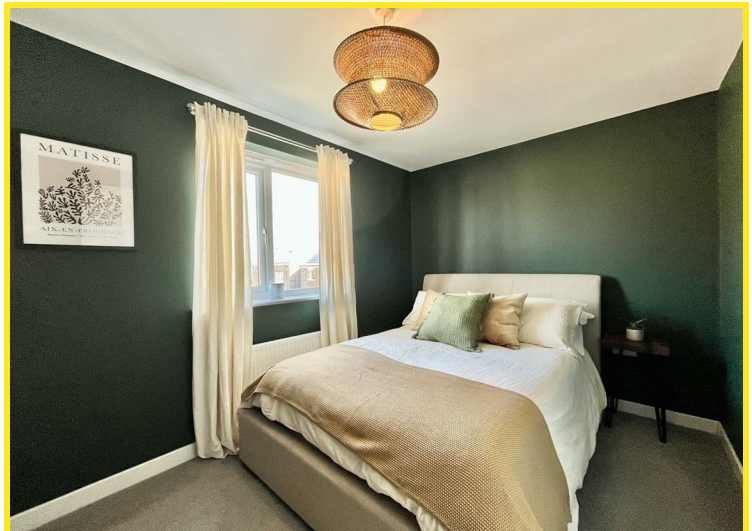
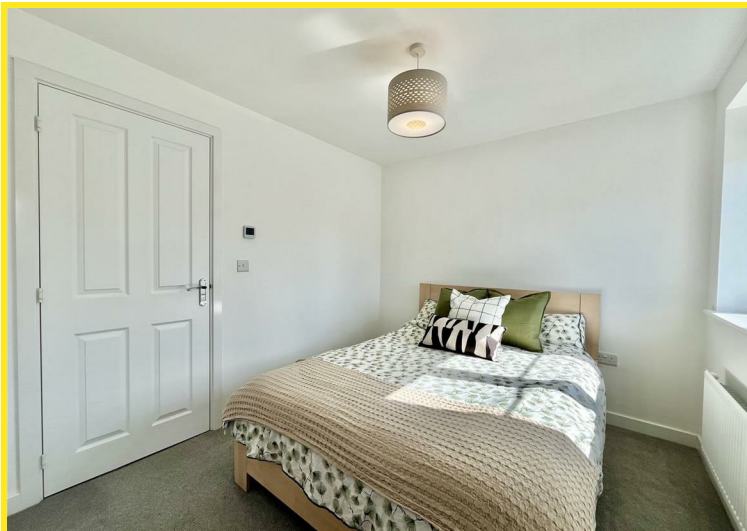
5 Averill Way

Being ideal for first time buyers and sold with no onward chain is an extremely well presented two bedroom mid townhouse located on a very popular development in Micklefield and within walking distance to Micklefield train station.

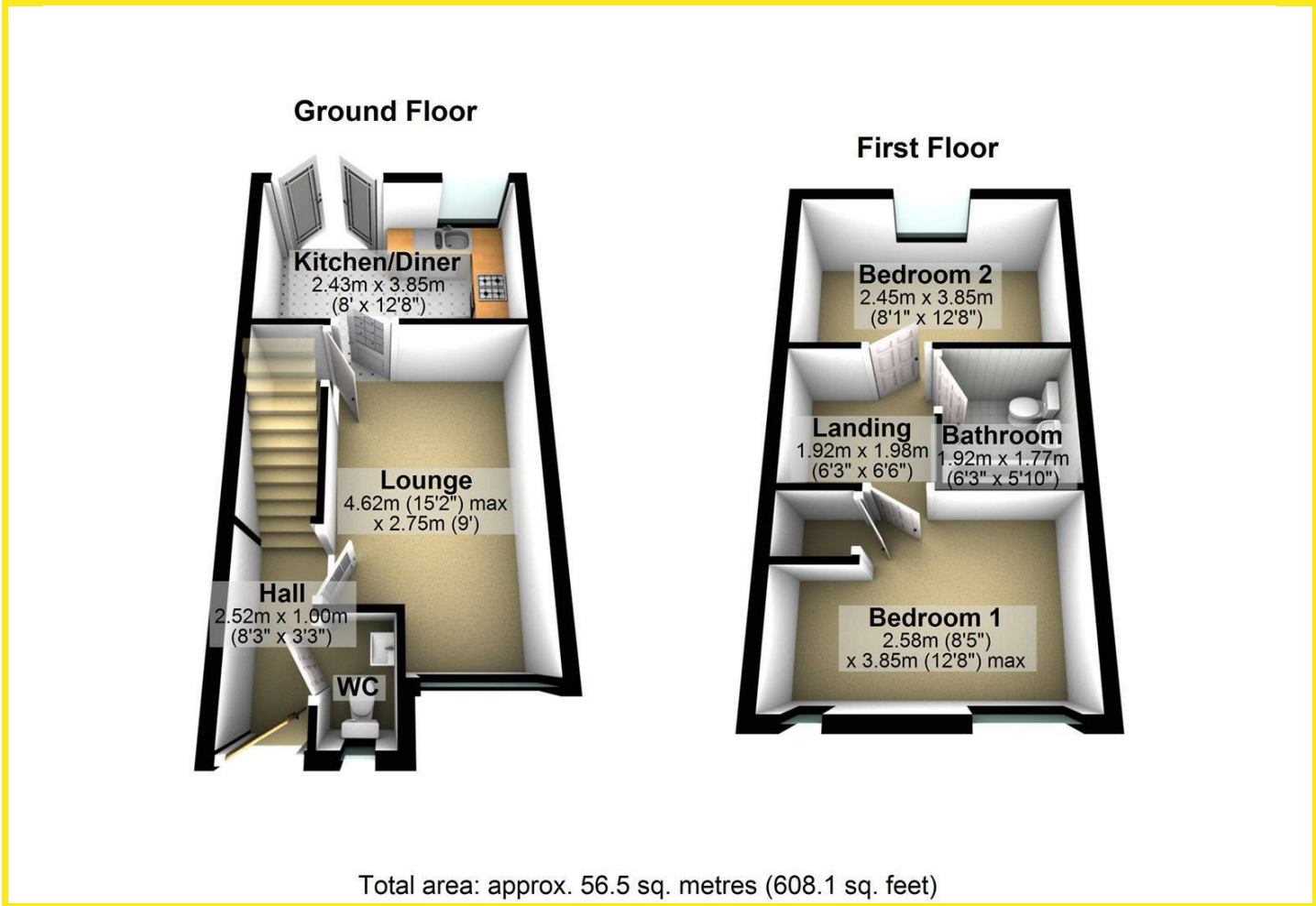
The accommodation briefly comprises entrance hall, separate W.C., lounge, kitchen/diner, first floor landing, bedroom one, bedroom two, and bathroom/W.C.

In addition the property has PVCu double glazed windows and entrance doors with French doors from the kitchen/diner leading out in to the rear garden, gas fired central heating with Ideal combination boiler serviced on an annual basis, beautiful fitted kitchen with four ring hob, extractor over and NEVER USED built in oven, integrated dishwasher, space for fridge/freezer, and plumbing for washing machine, useful storage cupboard to bedroom one and modern three piece white bathroom suite with shower over the bath.

Externally, there is a single driveway which provides off road parking for one vehicle. The property has an EV charging point to the right hand side of the front door. There is a paved pathway which leads down the side of the property and a timber gate leads in to the rear of the property. The rear garden is a fully enclosed garden which has a paved seating area, lawned area and timber shed.



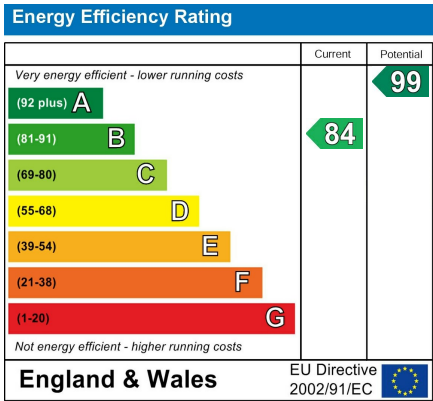
Floor Plan



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 the second right hand turning on to Haver Drive. Follow this road to the end, turning right and then immediately left on to Averill Way. The property can be found on the left 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

