



30 Quarry Avenue, Micklefield, LS25 4FR
£259,995

The Property Perspective

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we are delighted to offer for sale this modern semi detached house located on a popular development with open aspect over fields and with access to amenities and transport links plus within catchment of well regarded Primary and Secondary schools. Having been built in 2024 the property still has a year remaining of its new home warranty and 9 years remaining of its new home structural warranty.

The property benefits from gas central heating plus solar panels and PVCu double glazing. There is a modern living dining kitchen with appliances plus a contemporary bathroom and WC. An item of further note includes French doors to the rear. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, living, dining kitchen and WC. There are 2 well proportioned bedrooms plus a family bathroom accessed from the first floor landing. The main bedroom is accessed from the second floor landing.

There are well presented gardens with lawns and patio. There is driveway parking plus an electric vehicle charging point.

Tenure - Freehold

Estate Management Fee - £122 pa - Not yet collected.

Council tax - Band C

The property comprises.

GROUND FLOOR

Entrance Hall

With fitted flooring.

Living Dining Kitchen 25'6"(max) x 12'1"(max) (7.78m(max) x 3.69m(max))

A light through room having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus stainless steel splash back. With oven, hob, hood and fridge. French doors to rear. Vinyl flooring and blinds.

WC 6'7" x 3'3" (2.01m x 1.00m)

Having contemporary white sanitary ware plus tiling and vinyl flooring.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 2 12'1" x 10'0" (3.69m x 3.07m)

With carpets and blinds.

Bedroom 3 12'1"(max) x 8'0"(max) (3.70m(max) x 2.44m(max))

With carpets and blinds.

Bathroom 6'10" x 5'6" (2.09m x 1.70m)

Having contemporary white sanitary ware with shower and screen to bath, tiling, vinyl flooring and blind.

SECOND FLOOR

Landing 2

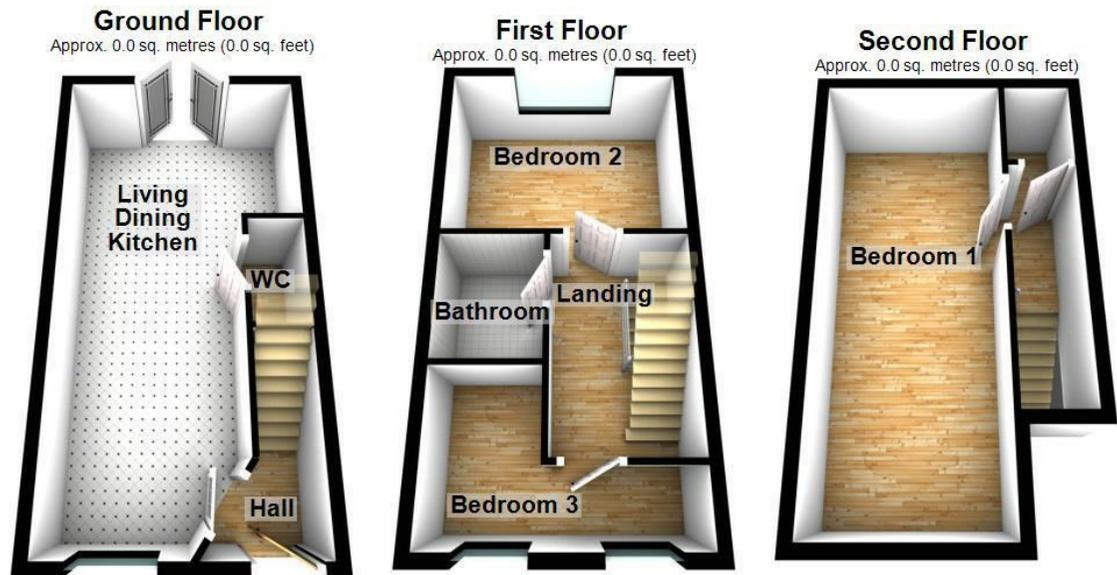
With fitted carpets. Access to store.

Bedroom 1 17'7"(max) x 8'5"(max) (5.38m(max) x 2.59m(max))

With fitted carpets.

EXTERNAL

There are well presented gardens with lawns and patio. There is driveway parking plus an electric vehicle charging point.



Total area: approx. 0.0 sq. metres (0.0 sq. feet)