



 **2**
Bedrooms

 **2**
Bathrooms

**Tenure :
Freehold**



Brought to the market for sale is this beautifully presented, modern two-bedroom semi-detached home situated on the sought-after Ramble Crescent in Micklefield.

The property offers a contemporary layout throughout and, in brief, comprises:

Ground Floor:

A welcoming entrance hallway with useful storage cupboard and plumbing for a washing machine, a guest WC/cloakroom, and a stylish open-plan living space featuring a modern fitted kitchen and patio doors leading out to the delightful rear garden—perfect for entertaining or relaxing.

First Floor:

A light and airy landing giving access to two well-proportioned double bedrooms and a sleek family bathroom.

The home benefits from double-glazed windows, gas central heating, and a burglar alarm system for added security.

Externally:

To the front, a driveway provides off-road parking along with access to an electric car charging point. To the rear, you'll find a fully enclosed garden with a lawn and patio area, offering an ideal space for children, pets, or alfresco dining.

Ramble Crescent is conveniently positioned within close proximity to Micklefield Train Station, making this an excellent base for commuters.

Council tax band C.

For more information or to arrange a viewing, please contact Tudor Sales & Lettings on 0113 282 3056.

Open Plan Living Area *6.75m x 4.33m (22' 2" x 14' 2")*

Fabulous, modern open plan living area with Kitchen with a range of wall and base units and integrated appliances consisting of oven with hob and extractor fan over, fridge freezer and sink with mixer tap. Living area has double glazed French style patio doors to garden.

WC / Cloaks *1.75m x 1.24m (5' 9" x 4' 1")*

The smallest room! with white two piece bathroom suite comprising of WC and hand basin. Double glazed window with privacy glass.

Bedroom 1 *4.28m x 3.25m (14' 1" x 10' 8")*

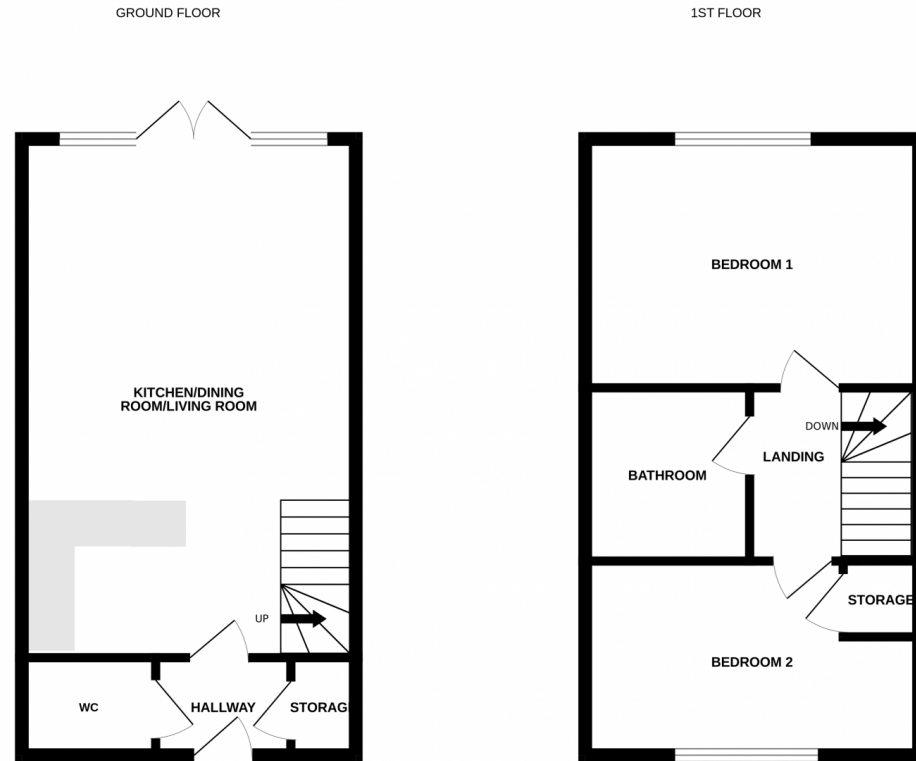
Double bedroom with double glazed window and centrally heated radiator.

Bedroom 2 *4.28m x 2.50m (14' 1" x 8' 2")*

Double bedroom with storage cupboard, double glazed window and centrally heated radiator.

Bathroom *2.14m x 1.90m (7' x 6' 3")*

House bathroom with white three piece suite comprising of bath with shower over, hand basin and WC. Tiled to bath and basin area with centrally heated towel rail.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Address: Micklefield, LS25

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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