



**Bevin Crescent, Micklefield Leeds LS25 4FB**

**welcome to**

**Bevin Crescent, Micklefield Leeds**

MOVING ON UP? This INCREDIBLE family home is now READY FOR YOU to view! Offering IMPRESSIVE living accommodation throughout; from the FOUR BEDROOMS, en-suite, GROUND FLOOR W.C, and off street parking, this is a MUST SEE home! \*\*\* GUIDE PRICE £375,000 - £400,000 \*\*\*



### **Entrance Hall**

Having the entrance door to the front aspect, stairs to the first floor landing, gas central heating radiator, and a useful under stair storage cupboard.

### **W.C**

Equipped with the W.C, a wash hand basin set within a vanity storage unit with vanity mirror above, heated towel rail and a window.

### **Lounge**

Featuring a bay window to the front aspect, and two gas central heating radiators.

### **Dining Kitchen**

Consisting of a modern fitted kitchen with a range of both wall and base units with work surfaces over. Includes a one and a half bowl sink and drainer, an electric oven, and a gas hob with splash back and a cooker hood over. Also includes an integrated fridge freezer, the gas central heating boiler, two gas central heating radiators, a window to the rear and French doors leading out to the rear garden.

### **First Floor Landing**

With stairs rising from the ground floor and having a window to the side aspect, gas central heating radiator, useful storage cupboard, and an access hatch to the loft.

### **Bedroom One**

With a window to the front aspect, fitted wardrobes, a gas central heating radiator, and a door to the ensuite facilities.

### **En-Suite**

Equipped with a shower cubicle, w.c, and the wash hand basin set within a vanity storage unit with mirror above. Also has tiling to all visible areas, a heated towel rail, extractor, and a shaver point.

### **Bedroom Two**

With a window to the rear aspect, fitted wardrobe and a gas central heating radiator.

### **Bedroom Three**

Window to the front aspect, and a gas central heating radiator.

### **Bedroom Four**

Having a window to the rear aspect and a gas central heating radiator.

### **House Bathroom**

Fitted with a modern three piece bathroom suite which includes a corner tub with shower over, the w.c, and wash hand basin set within a vanity storage unit with a mirror above. Includes tiling to all visible areas, a heated towel rail, and window.

### **Exterior**

Externally the property has a buffer garden to the front with a block paved driveway extending along the side of the property which then leads to the detached garage.

To the rear is an enclosed garden space which is laid to lawn and includes a patio seating area and an outbuilding.

### **Outbuilding**

Currently used as an office and having power and lighting.

### **Garage**

A single detached garage with an up and over door, power, lighting, and an EV charging point.



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## Bevin Crescent, Micklefield Leeds

- Guide Price £375,000 - £400,000
- Four Bedrooms Detached Family Home
- En-Suite & Ground Floor W.C
- Modern & Beautifully Presented Throughout
- Fantastic Family Home

Tenure: Freehold EPC Rating: A  
Council Tax Band: D

guide price

**£375,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGT111694 - 0006

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