

Park Row

The proactive estate agent



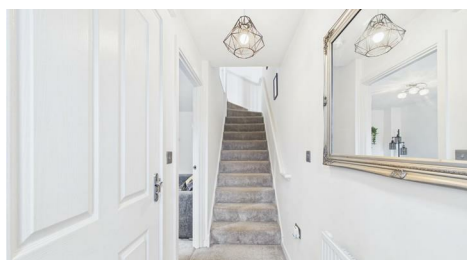
Daisy Bank Avenue, Micklefield, Leeds, LS25 4EU

Offers In Excess Of £200,000



**** MID TERRACE ** TWO BEDROOMS ** DOWNSTAIRS W/C ** OFF ROAD PARKING ** REAR GARDEN ** EPC B ** PERFECT FOR FIRST TIME BUYERS ****

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS!'



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INTRODUCTION

Nestled in the charming area of Micklefield, Leeds, this beautifully presented mid-terrace house on Daisy Bank Avenue offers a delightful living experience. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals seeking a comfortable home.

Upon entering, you will find a welcoming reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The property also features a convenient downstairs WC, adding to the practicality of the living space.

The kitchen is designed to be functional and stylish, making it a joy to prepare meals. The enclosed rear garden provides a private outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, off-road parking for one car ensures that you have a secure place for your vehicle.

With an Energy Performance Certificate rating of B, this home is not only aesthetically pleasing but also energy efficient, making it a wise choice for environmentally conscious buyers.

In summary, this terraced house on Daisy Bank Avenue is a wonderful opportunity for those looking to settle in a friendly community while enjoying modern comforts and conveniences. Don't miss the chance to make this lovely property your new home.

GROUND FLOOR ACCOMMODATION

ENTRY

Enter through a white composite door with two obscure glass panels within which leads into;

ENTRANCE HALL

8'5" x 3'3" (2.58 x 1.00)



A central heating radiator, a staircase to the first floor accommodation and internal doors which lead into;

W/C

3'8" x 2'11" (1.14 x 0.91)



An obscure double glazed window to the front elevation and includes; a central heating radiator, a close coupled W/C and a pedestal hand basin with a chrome taps over.

LIVING ROOM

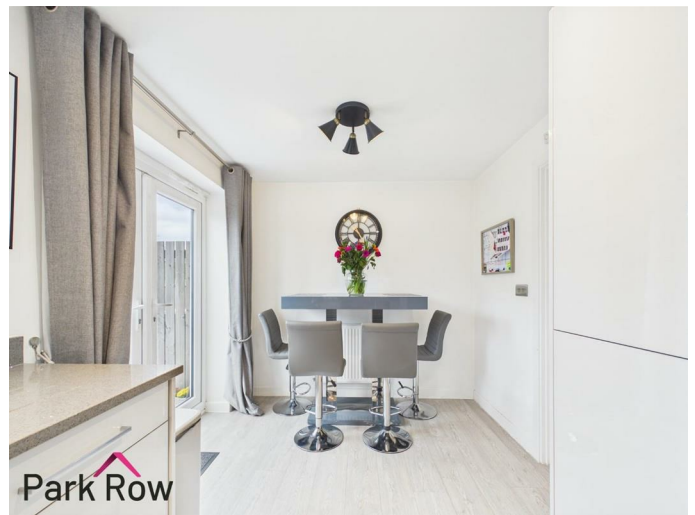
14'11" x 9'3" (4.56 x 2.83)



A double glazed window to the front elevation, a central heating radiator, an internal door which leads to a storage cupboard and a further internal door which leads into;



heating radiator, white gloss wall and base units surrounding, light grey quartz worktop with matching upstands, four ring hob with a built in extractor fan over, built in oven, one and a half stainless steel sink within the worktop with a chrome mixer tap over, integrated fridge/freezer, integral washing machine, LED spotlights to the ceiling and double glazed double doors which lead out to the rear garden.



KITCHEN

8'1" x 12'7" (2.48 x 3.84)



A double glazed window to the rear elevation, a central



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FIRST FLOOR ACCOMMODATION

LANDING

6'3" x 3'5" (1.93 x 1.06)



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Loft access and internal doors which lead into;

BEDROOM ONE

8'4" x 12'7" (2.56 x 3.86)



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Two double glazed windows to the front elevation and a central heating radiator and an internal door which leads to a storage cupboard.



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BEDROOM TWO

8'2" x 12'6" (2.50 x 3.83)



A double glazed window to the rear elevation and a central heating radiator.



BATHROOM

6'4" x 5'6" (1.94 x 1.70)



A white suite comprising of: a close coupled WC, a pedestal handbasin with a chrome mixer tap over, a panel bath with a mains shower over and a shower screen, a chrome towel radiator and LED spotlights to the ceiling, fully tiled around the bath and half tiled to the remaining walls.

EXTERIOR

FRONT



A paved path leads to the front of the property, tarmac driveway for two vehicles and a pebble border in front of the house.



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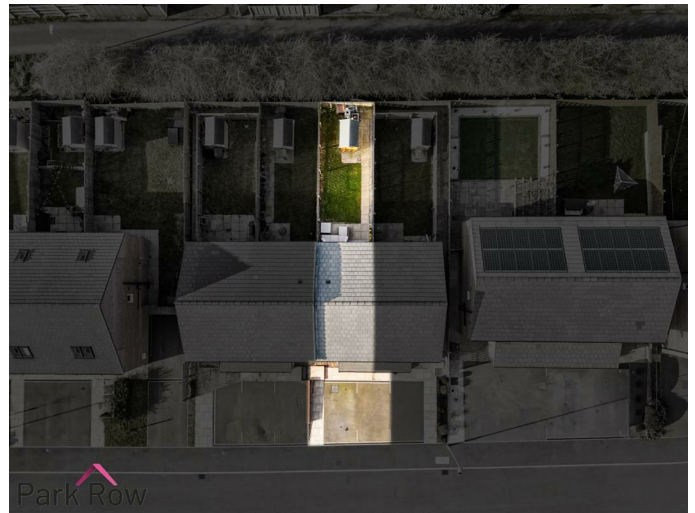


REAR



Accessed via the patio doors in the kitchen and the wooden pedestrian gate at the rear of the garden where you will step out onto; a paved patio area with space for seating, a pebble border along the right perimeter fencing, a further paved area with space for a shed, perimeter wooden fencing to all three sides and the rest is mainly lawn.

AERIAL



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HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains
Gas: Mains
Sewerage: Mains
Water: Mains/Metered

Broadband: Fibre (FTTP)
Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

TENURE AND COUNCIL TAX

Tenure: Freehold
Local Authority: North Yorkshire Council
Tax Banding: B

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

Mon - Fri 9.00am to 5.30pm
Saturday - 9.00am to 1pm
Sunday - CLOSED

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SHERBURN IN ELMET - 01977 681122
SELBY - 01757 241124
GOOLE - 01405 761199
PONTEFRACT & CASTLEFORD - 01977 791133

VIEWINGS

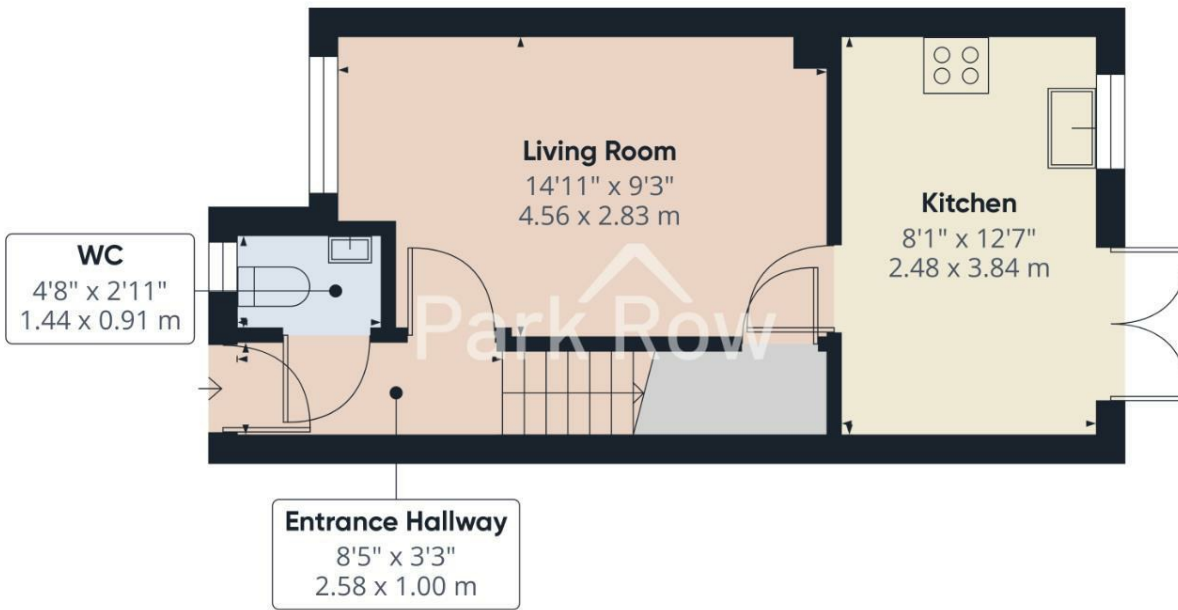
Strictly by appointment with the sole agents. If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property. We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.



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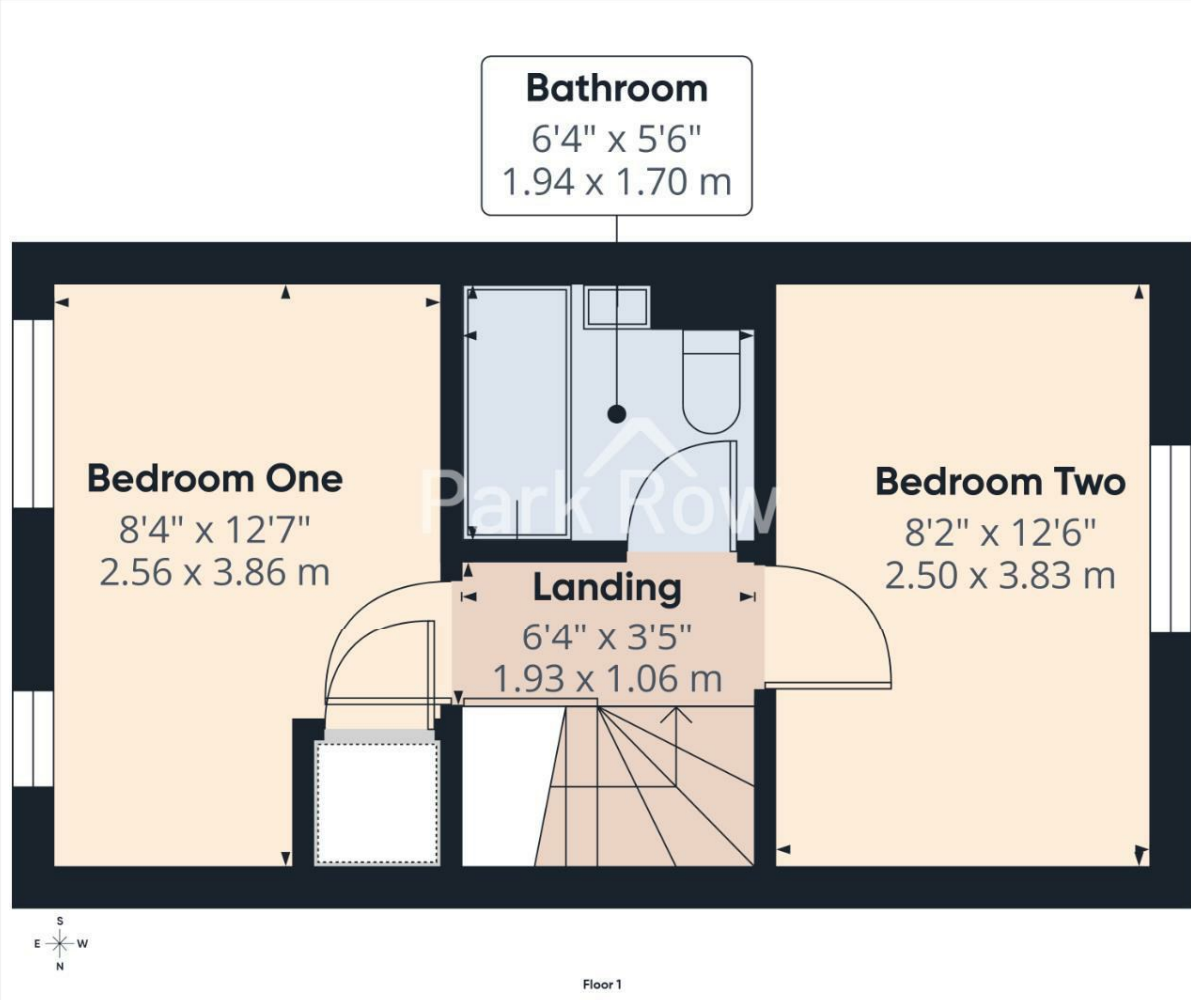
Approximate total area⁽¹⁾
311 ft²
29 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0

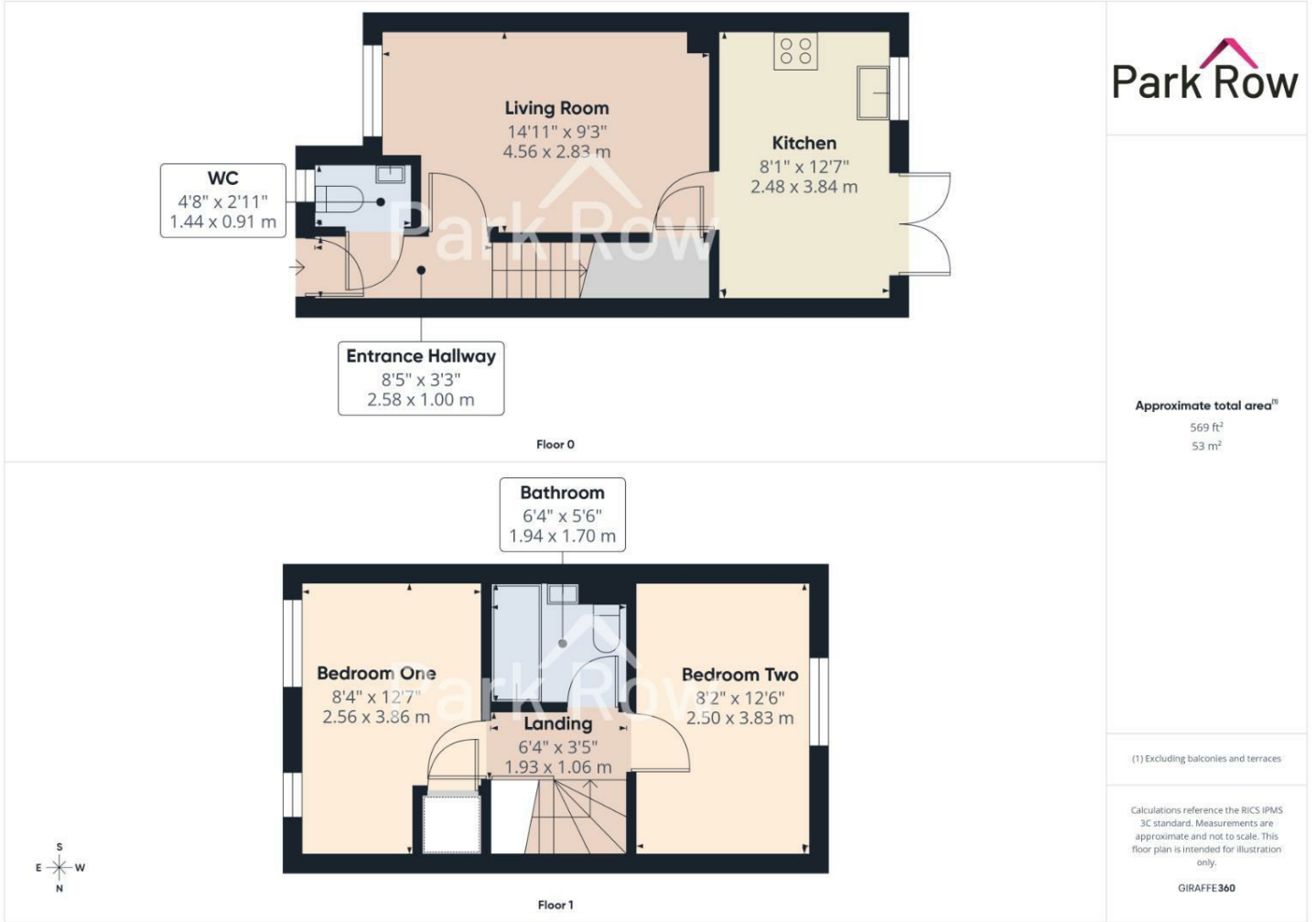


Approximate total area⁽¹⁾
258 ft²
24 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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sherburn@parkrow.co.uk

Energy Efficiency Rating		Current	Potential
100 energy efficient - lower running costs	A	84	98
(91-97)	B		
(81-90)	C		
(61-80)	D		
(51-60)	E		
(31-50)	F		
(1-30)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Highly energy efficient - lower CO ₂ emissions	A		
(91-97)	B		
(81-90)	C		
(61-80)	D		
(51-60)	E		
(31-50)	F		
(1-30)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	