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**Dobson**



**8 Averill Way**

Micklefield, Leeds, LS25 4EW

**£310,000**

# 8 Averill Way

An excellent opportunity to purchase an extremely well presented three double bedroom detached house located at the head of a cul de sac on a popular newly built development within Micklefield.

The accommodation briefly comprises entrance hall, lounge, inner hallway, separate W.C., kitchen/diner, first floor landing, bedroom one, ensuite shower room, bedroom two, bedroom three, and bathroom/W.C.

In addition the property has solar panels which return approx £100 every quarter, PVCu double glazed windows and entrance doors, gas fired central heating with Ideal Logic combination boiler serviced on an annual basis, stunning fitted kitchen with four ring hob, extractor above, built in oven, integrated fridge/freezer, plumbing for dishwasher and washing machine, bedroom one having en-suite with large shower, and main bathroom with shower over the bath.

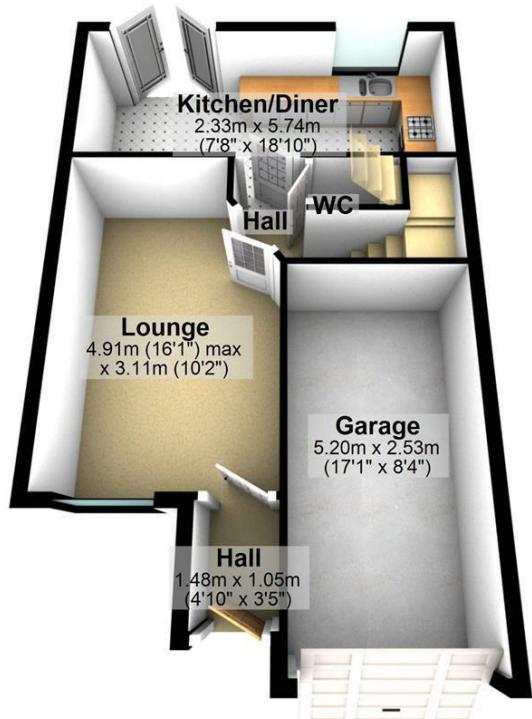
Externally, to the front of the property is an open plan lawned garden. A tarmac driveway provides off road parking for two cars. The driveway leads to an attached garage with up and over door. To the rear of the property is a fully enclosed landscaped garden with large paved seating area and lawned garden.





## Floor Plan

### Ground Floor

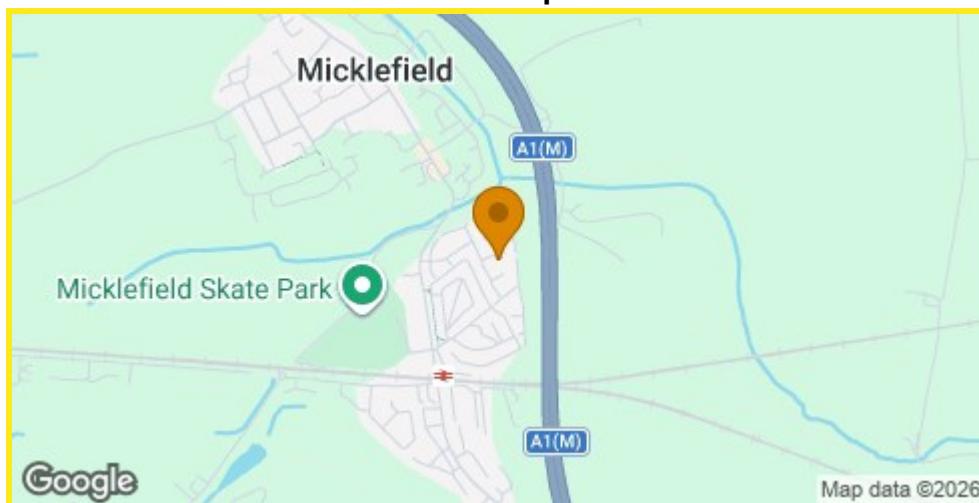


### First Floor

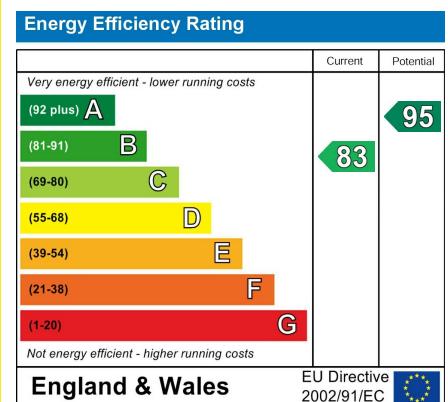


Total area: approx. 91.6 sq. metres (986.1 sq. feet)

### 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 right hand side of the road.

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