



 **3**
Bedrooms

 **3**
Bathrooms

Tenure :
Freehold



This semi-detached house in Micklefield offers three bedrooms, three bathrooms, and a spacious reception area. The modern kitchen is well-equipped and opens into a bright living space. The property includes a private garden and parking space, making it a practical choice for families.

Tudor Sales and Lettings are proud to present for sale this semi-detached house on Waddle Road Micklefield

The accommodation comprises of a comfortable living space with three bedrooms, three bathrooms, and a reception area. The property features a modern kitchen with integrated appliances, ample storage, and a dining area, making it suitable for everyday living. The open-plan layout extends into a bright living room, offering access to the private garden through French doors, perfect for outdoor activities and relaxation.

The bedrooms are well-sized, with the master bedroom offering an en-suite bathroom for added convenience. The additional bathrooms are fitted with contemporary fixtures, ensuring functionality and style. The property also includes a dedicated parking space, providing ease of access and security for vehicles.

Micklefield is a well-connected area in West Yorkshire, offering access to local amenities and transport links. The property is situated within reach of schools, shops, and recreational facilities, making it a practical location for families and professionals alike.

This property presents a balanced blend of modern living and convenience, set in a desirable location in the United Kingdom.

Book your viewing today to avoid disappointment!

Kitchen/ Living Room *31' 26" x 13' 91" (10.11m x 6.27m)*

Wow factor, modern, fitted kitchen with a range of wall and base units and integrated appliances consisting of double oven, hob with extractor over, sink with mixer tap, fridge freezer and dishwasher. Spotlighting to ceiling and double glazed window. Living area- Modern, open plan living room with double glazed French style patio doors to garden and Velux style roof windows.

Bedroom 1 *13' 87" x 20' 08" (6.17m x 6.30m)*

Located on the top floor is this double bedroom with double glazed window and centrally heated radiator.

En-suite *7' 85" x 5' 28" (4.29m x 2.24m)*

Modern en-suite bathroom with Velux style double glazed window, centrally heated radiator and white three piece suite comprising of shower tray with glass surround, WC and hand basin with storage under.

Bedroom 2 *13' 86" x 10' 45" (6.15m x 4.19m)*

Double bedroom with double glazed window and centrally heated radiator.

Bedroom 3 *7' 28" x 9' 36" (2.84m x 3.66m)*

Single bedroom with double glazed window and centrally heated radiator.

Bathroom *7' 27" x 6' 95" (2.82m x 4.24m)*

Modern fitted bathroom with tiled splashback and white three piece suite comprising of bath, WC and hand basin with storage under, centrally heated radiator and double glazed window with privacy glass.



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, ceilings 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 is given as to their operability or efficiency (as far as that goes).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	85	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		95
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Micklefield, LS25

