

Mike
Dobson



22 Hallfield Avenue
Micklefield, Leeds, LS25 4AU

£250,000

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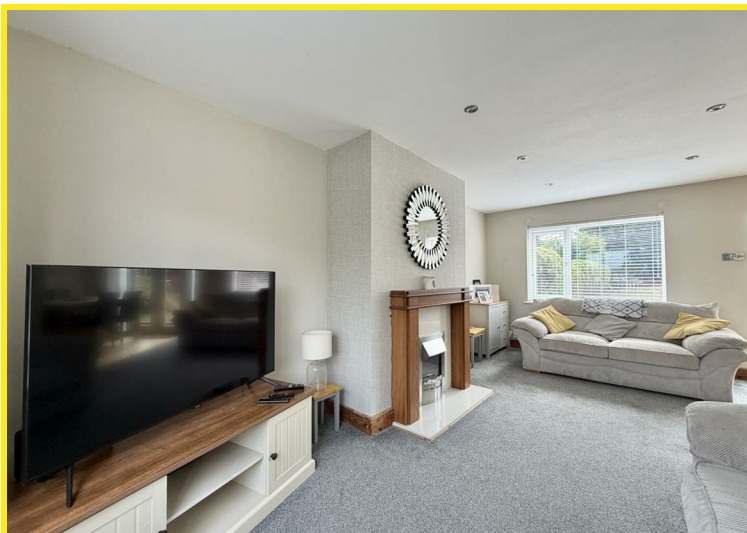
Situated in the tranquil and sought-after area of Hallfield Avenue, Micklefield, Leeds, this immaculate three-bedroom semi-detached house presents an exceptional opportunity for families and professionals alike. Recently refurbished throughout, the property boasts a modern fitted gloss kitchen, complete with fully integrated appliances, making it a delight for any culinary enthusiast.

The spacious lounge and dining area, enhanced by an electric fireplace, offers a warm and inviting space for relaxation and entertaining. Each of the three double bedrooms provides ample space and comfort, ensuring a restful retreat for all family members. The recently refitted bathroom is a standout feature, showcasing stylish fully tiled walls, a separate double shower, and a luxurious freestanding bath, perfect for unwinding after a long day.

The exterior of the property is equally impressive, with an incredible large rear garden that features a well-maintained lawned area and a patio, ideal for outdoor gatherings or simply enjoying the sunshine. Additionally, a new large shed or garden room, equipped with power, currently serves as a utility room and office, offering versatility for modern living.

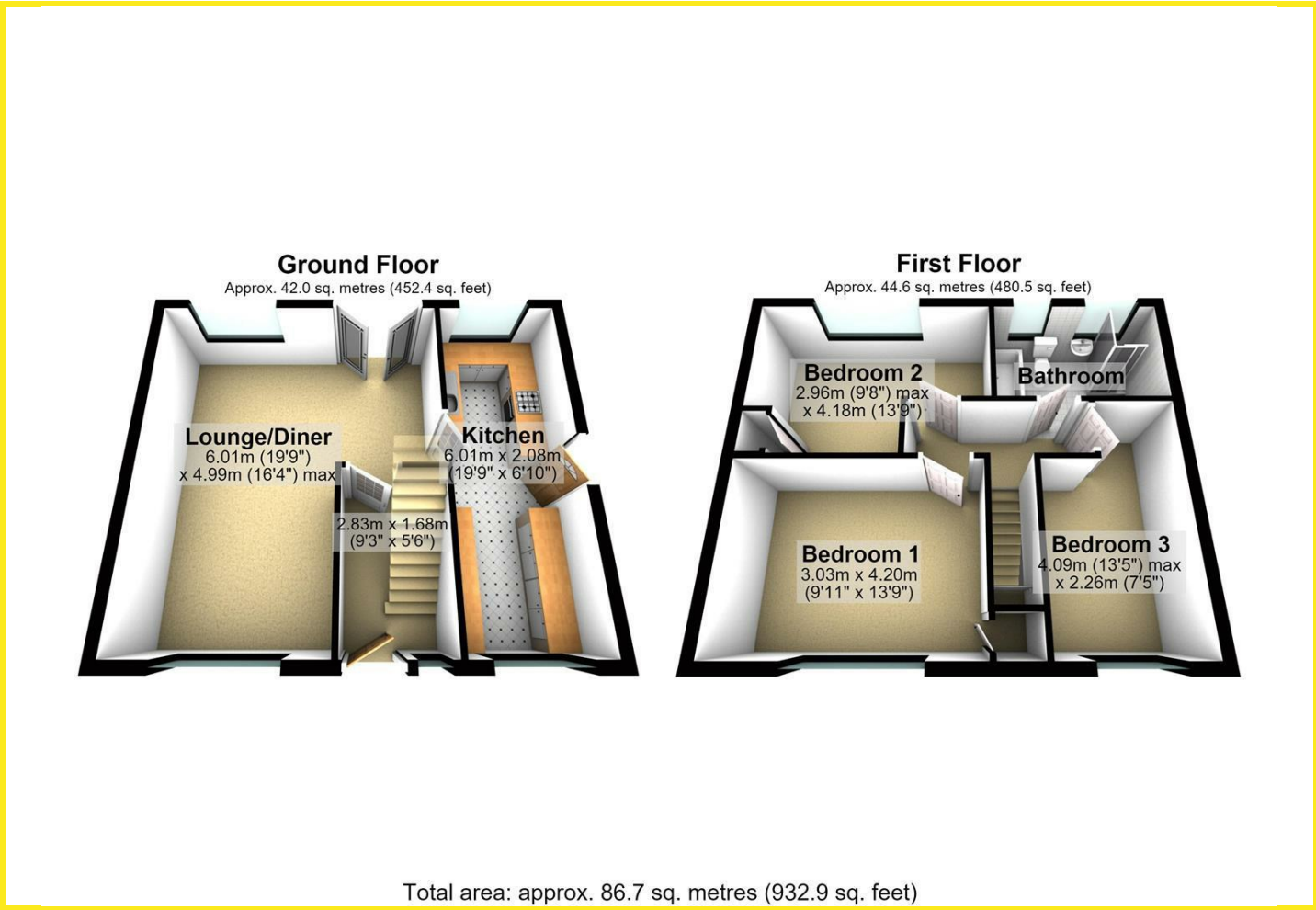
The front garden is designed for low maintenance, while the driveway accommodates two cars and is secured by metal gates, providing peace of mind. This home is situated in a quiet location, yet remains conveniently close to transport links, making commuting a breeze.

In summary, this semi-detached house on Hallfield Avenue is a perfect blend of modern living and comfort, set in a desirable neighbourhood. It is an opportunity not to be missed for those seeking a beautiful family home in Leeds.





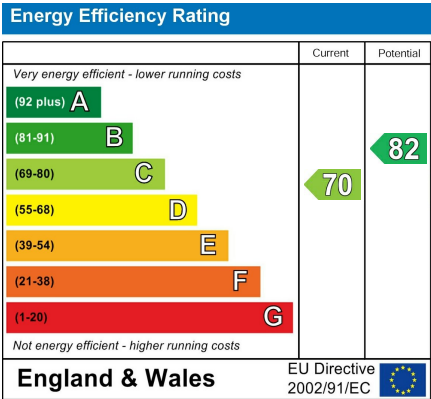
Floor Plan



Area Map



Energy Efficiency Graph



Directions

On entering the village of Micklefield through the road of Church Lane. Take the second right hand turning onto Hallfield Avenue where the property can be located on the right hand side as indicated by our For Sale board.

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