

Mike  
**Dobson**



**24 Hall Farm Park**  
Micklefield, Leeds, LS25 4DP

**£295,000**

# 24 Hall Farm Park

Nestled in the charming Hall Farm Park area of Micklefield, Leeds, this delightful three-bedroom extended semi-detached house offers a perfect blend of modern living and countryside tranquillity. Upon entering, you are welcomed into a spacious lounge that exudes warmth and comfort, ideal for both relaxation and entertaining.

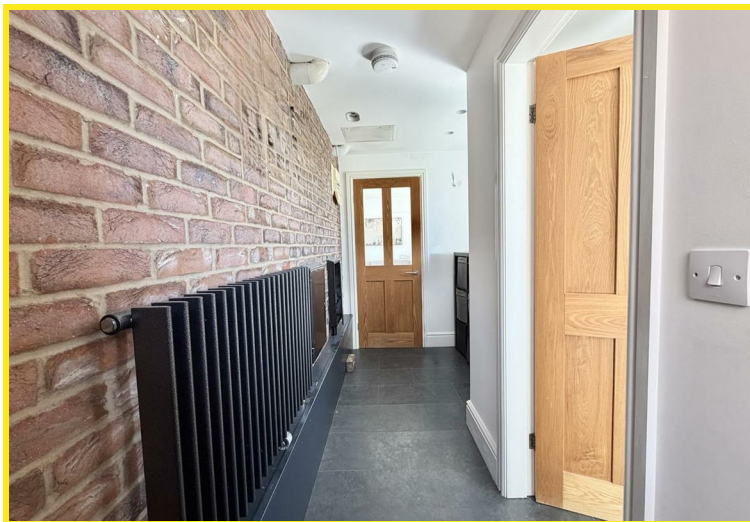
The heart of the home is undoubtedly the large open-plan kitchen and dining area, which seamlessly connects to a remarkable wrap-around extension. This versatile space, featuring electric Velux windows, serves as a second lounge area, perfect for family gatherings or quiet evenings. The property also boasts a convenient downstairs WC and a practical storage area that could double as a utility room, enhancing the functionality of the home.

The master bedroom is a true retreat, complete with fitted wardrobes, while two additional well-proportioned bedrooms provide ample space for family or guests. A handy storage cupboard on the landing adds to the practicality of the layout.

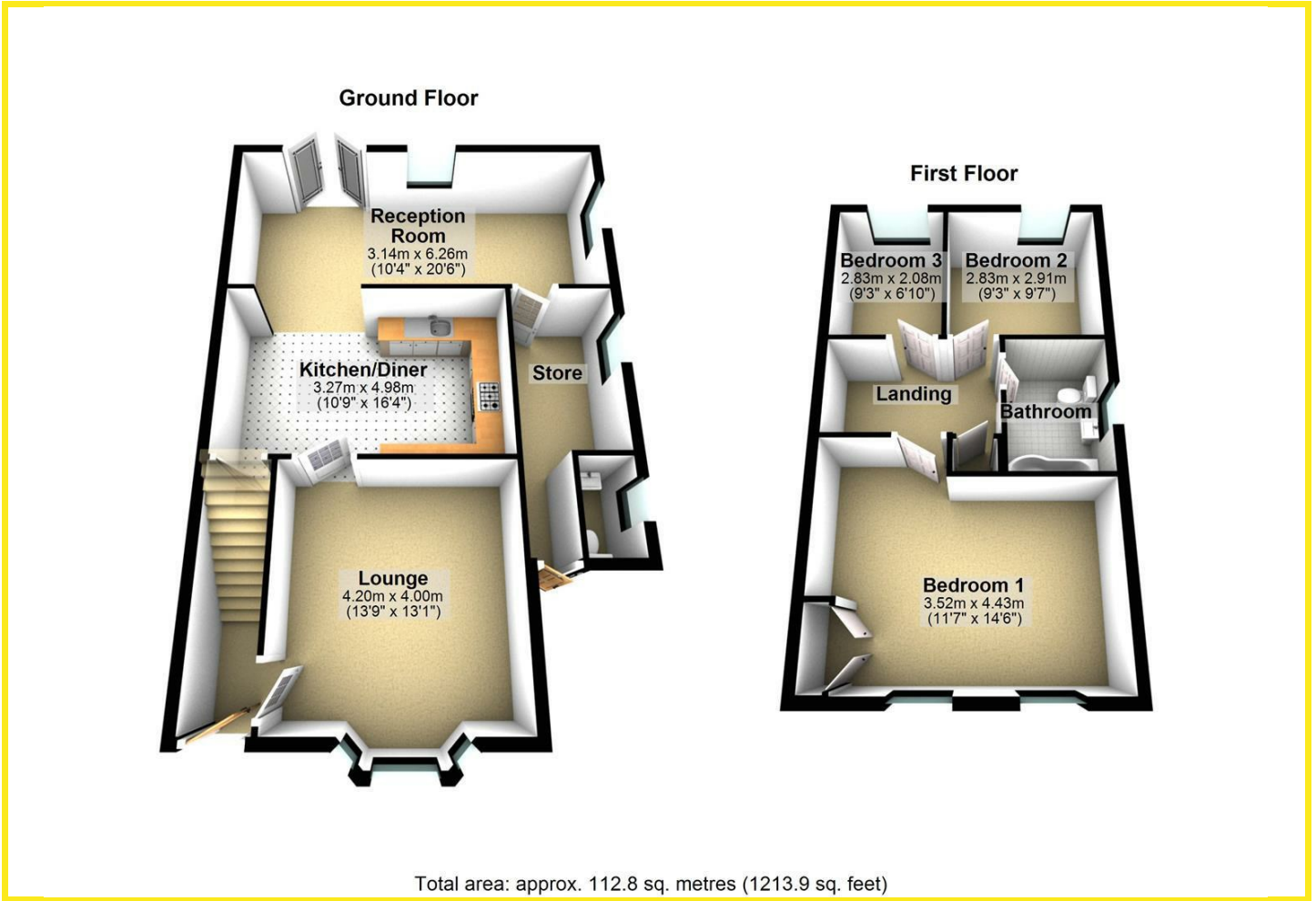
The refurbished bathroom suite, featuring a shower over the bath, offers a modern touch to this lovely home. Outside, the sunny rear garden is a delightful oasis, featuring a new resin patio and a lawned area, perfect for enjoying the outdoors or hosting summer barbecues.

With a single garage and a lovely tucked-away location that boasts picturesque countryside views, this property is situated in a sought-after area, making it an ideal choice for families or anyone seeking a peaceful retreat. This home truly combines comfort, style, and convenience, making it a must-see for prospective buyers.





# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Directions

From the B1217 turn into Micklefield on the Old Great North Road. On entering the village take the first turning off on the right hand side. Alternatively if entering Micklefield from the A63 Leeds/Selby Road proceed through the village and take the last turning off on the left hand side. The property can be found on a slight elevation on the right hand side as indicated by our Agent's Board.

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