



Sunnybank | Micklefield | LS254DQ

£210,000

Four Bedroom Mid Terraced House | Council Tax Band A | EPC Rating C

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* FOUR BEDROOM MID TERRACE HOUSE * DINING KITCHEN * LOUNGE WITH WOOD BURNING STOVE * FOUR PIECE BATHROOM SUITE * ON STREET PARKING * VIEWS OVER PADDOCKS TO THE REAR *

Fantastic four-bedroom terraced house, located within the village of Micklefield, on the eastern side of Leeds. Situated within walking distance of the local train station and within a short distance of motorway connections. The property benefits from both double-glazing and central heating, and enjoys views to the rear over a paddock.

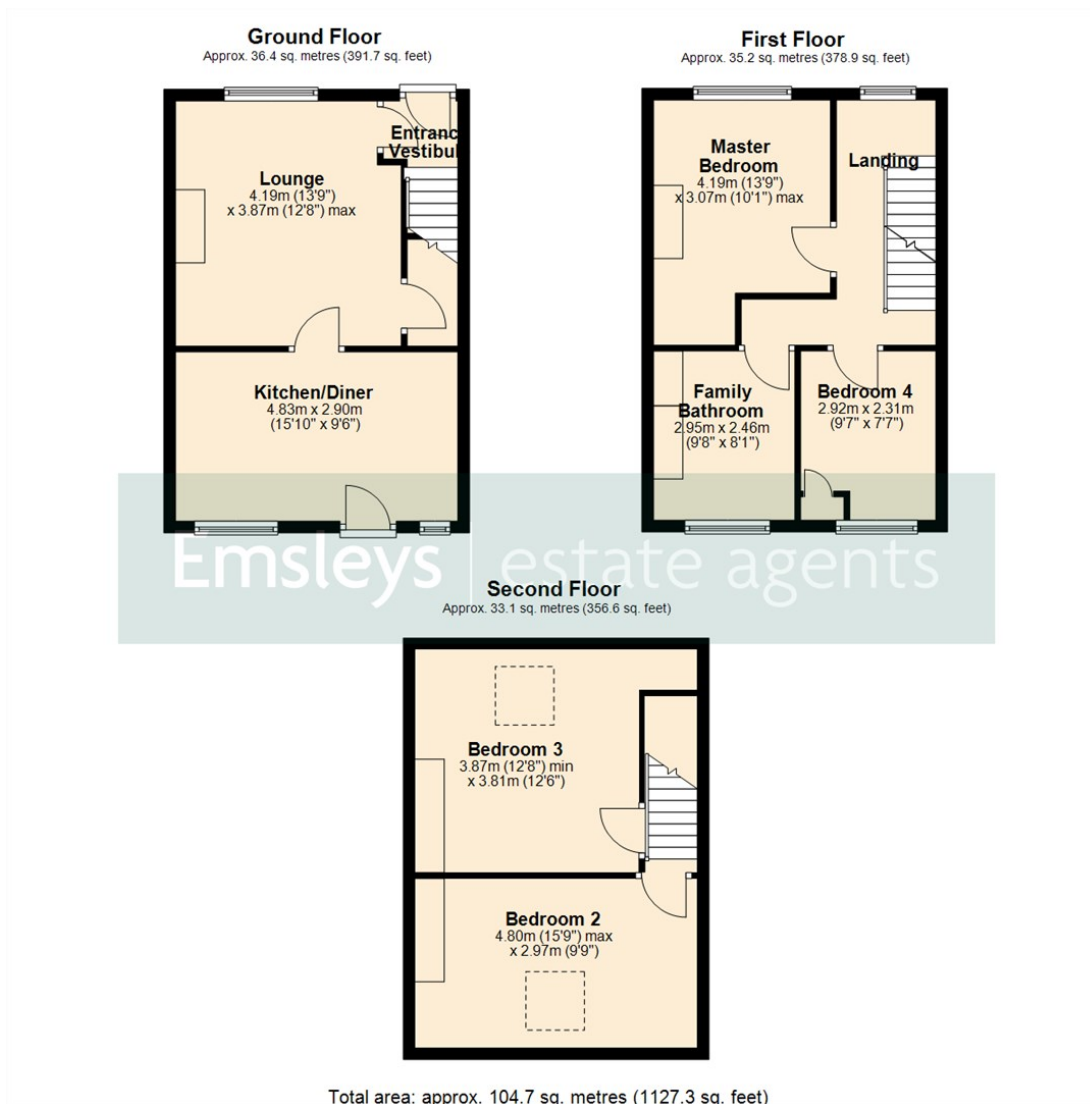
The cosy lounge features a cast iron wood-burning stove, creating a defined focal point for the main living space. The modern fitted kitchen includes a built-in hob and oven, together with a useful dining space, providing a practical area for everyday meals and family use.

The master bedroom is a comfortable double, with two further double bedrooms and a single bedroom, supported by a bathroom with a four-piece suite. Externally, there is an enclosed rear garden with both lawn and patio, with an additional garden area to the front. On-street parking is also available to the front of the property.

Micklefield benefits from green spaces and countryside walks close by, while the wider LS25 area offers access to amenities in nearby Garforth and Kippax, including supermarkets, cafés and other local services. Micklefield railway station is within walking distance and provides services towards Leeds, York and beyond. Typical journey times are around 15–20 minutes to Leeds and approximately 20–25 minutes to York, making this location suitable for commuting. Road connections are also convenient, with access to the A1(M) and M1 for travel around West and North Yorkshire.







These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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