

Mike
Dobson



8 Averill Way

Micklefield, Leeds, LS25 4EW

£310,000

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Welcome to this exceptionally well-presented three double bedroom detached home located on the sought-after Averill Way in Micklefield, Leeds. Built in 2021, this modern property offers a generous living space, making it an ideal choice for families or those seeking a comfortable and stylish residence.

Upon entering, you are greeted by a bright and inviting reception room and a contemporary fitted kitchen/diner. This well-equipped kitchen features a four-ring hob, an extractor fan, a built-in oven, and an integrated fridge/freezer. It also includes plumbing for both a dishwasher and a washing machine, ensuring convenience for everyday living. French doors lead from the dining area to a beautifully landscaped rear garden, perfect for entertaining or enjoying a quiet afternoon.

The ground floor also boasts a convenient WC, enhancing the practicality of the home. Upstairs, you will find the main bedroom, which benefits from an en-suite shower room, providing a private retreat. Two additional bedrooms offer ample space for family or guests, complemented by a family bathroom that features a three-piece white suite, including a bath with a shower overhead.

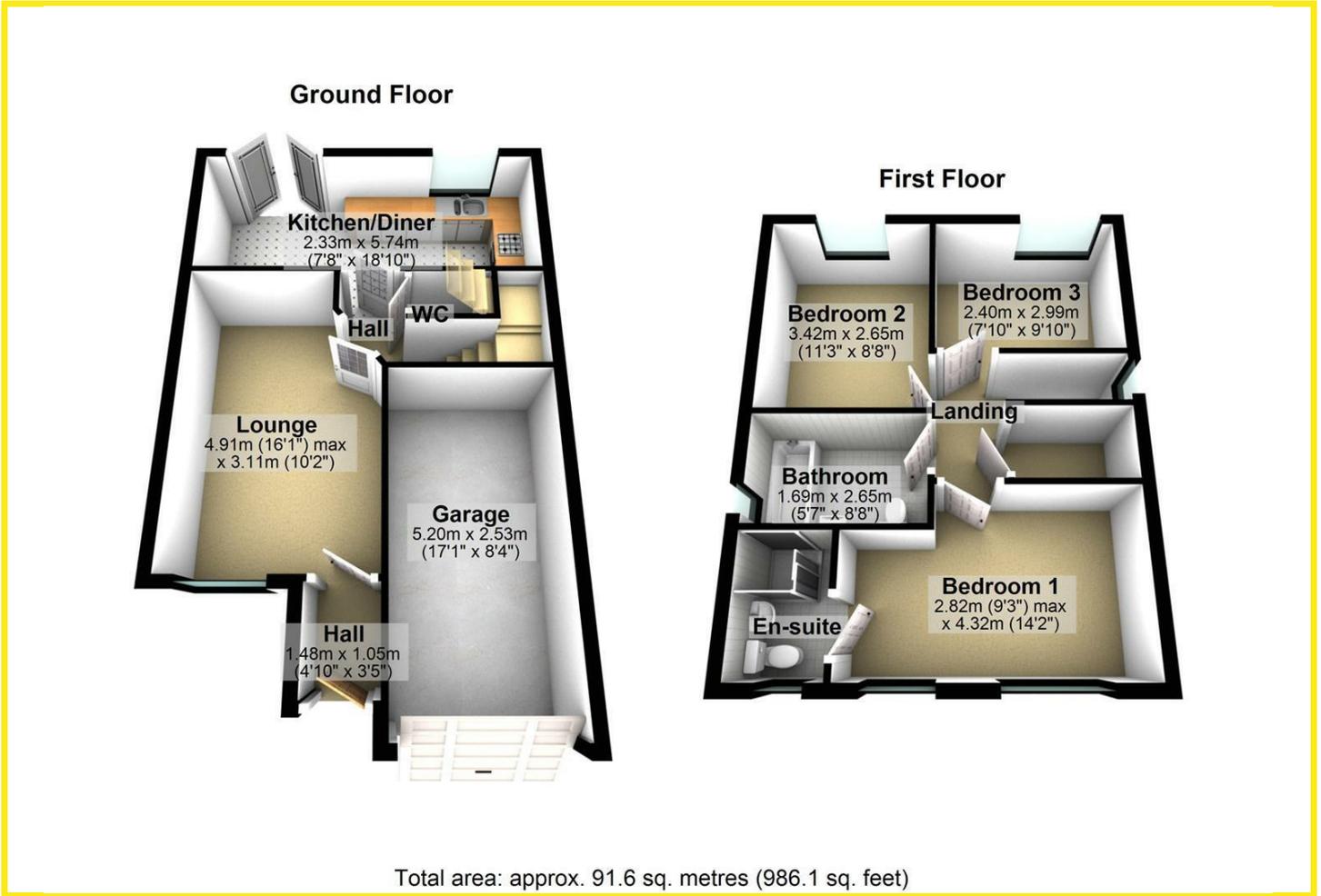
Externally, the property is equally impressive, with a tarmac driveway at the front providing parking for two cars, along with a garage featuring an up-and-over door. The private and enclosed rear garden is a true highlight, featuring a large paved seating area and a well-maintained lawn, creating a perfect outdoor space for relaxation and recreation. There is also the added benefit of solar panels which return approximately £100 per quarter.

This delightful home is situated in a popular new development, making it an attractive option for those looking to settle in a vibrant community. There are plenty of local amenities with a shop, train station and motorway access nearby. With its modern amenities and thoughtful design, this property is not to be missed.





Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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