



Meadow Drive | Micklefield | LS25 4FQ

£340,000

Three Bedroom Detached House | Council Tax Band D | EPC Rating B

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* THREE BEDROOM DETACHED HOME * BUILT IN 2021 BY AVANT HOMES * UTILITY ROOM * MASTER WITH EN-SUITE SHOWER ROOM * OFF ROAD PARKING * GENEROUS REAR GARDEN *

Wonderful modern three bedroom detached house, was built in 2021 by Avant Homes. The property remains covered by the remaining NHBC certificate. Positioned on the edge of this popular estate, it provides ample off road parking and is situated in a well known area known for its local walking routes and convenient access to motorway connections. Micklefield's local train station is easily accessible, offering direct journeys to Leeds in approximately 20 minutes, as well as connections to York. Nearby motorway links allow for straightforward road travel across West Yorkshire and beyond.

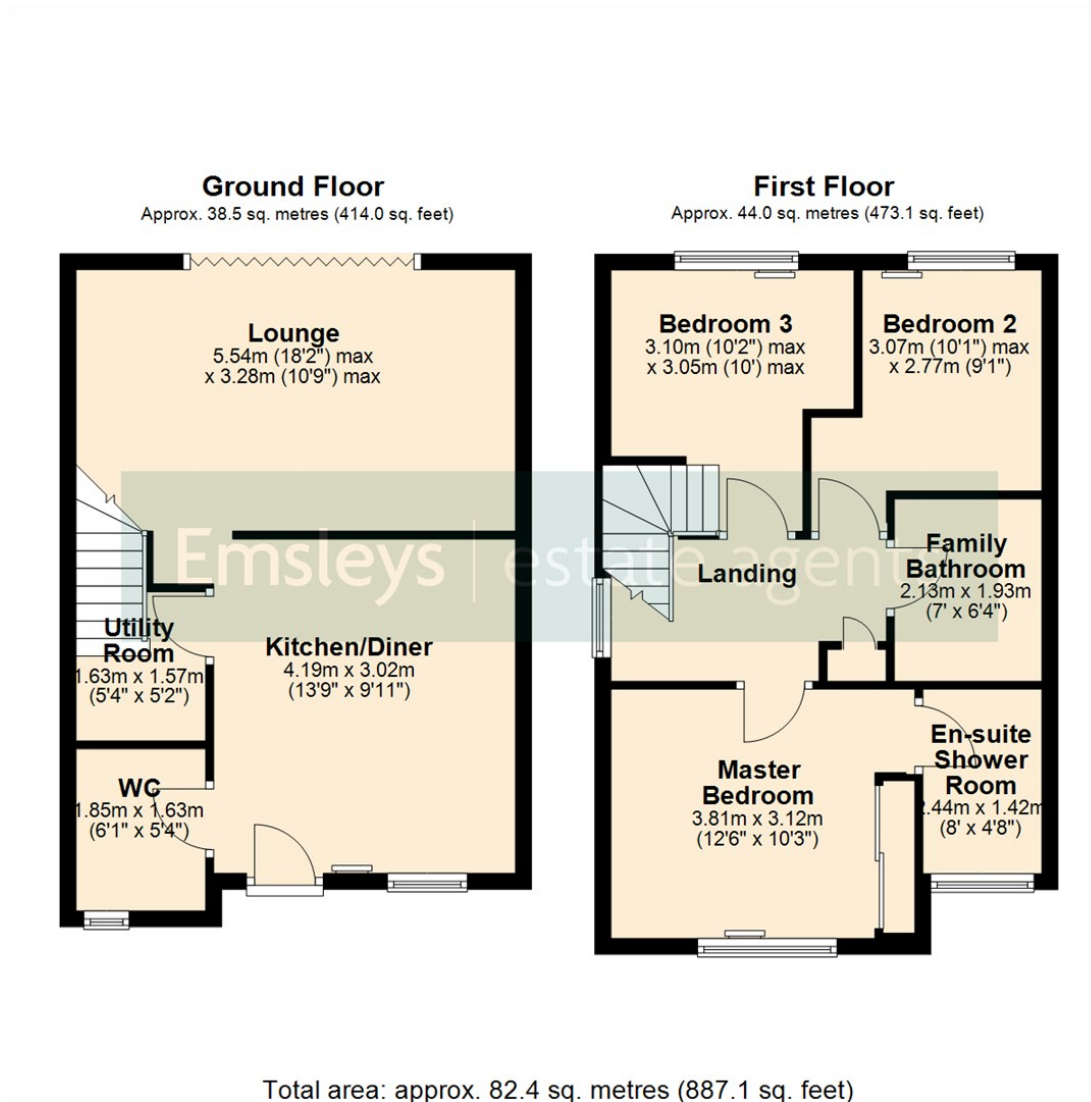
The real hub of the home is the open-plan kitchen, which comes complete with a range of built-in appliances and offers a central dining space, creating a practical area for family meals and entertaining. The kitchen flows into the reception room, which is enhanced by bi-fold doors opening to the rear garden, offering a pleasant garden view and seamless access to the outdoors.

The house features three double bedrooms. The master bedroom includes an en-suite bathroom with built-in wardrobes. There is also a house bathroom, with matching tiling and shower over the bath. Outside, the generous lawned garden with a corner decking seating area provides additional private space for relaxation or gardening. There is off road parking to the side of the property for two cars comfortably.

This modern home combines a desirable location with practical features like double-glazing, central heating, CCTV cameras and attractive window shutters, suiting families or individuals seeking Viewings are available by appointment.







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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