



Haver Drive | Micklefield | LS25 4EQ

£305,000

Three Bedroom Detached Property | Council Tax Band D | EPC rating B

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* THREE BEDROOM DETACHED * ENVIOUS POSITION * DINING KITCHEN WITH BUILT-IN APPLIANCES * MASTER WITH EN-SUITE SHOWER ROOM * GARAGE * AMPLE OFF ROAD PARKING *

Presenting this modern three bedroom detached house, located on the edge of an estate, with convenient access to public transport links and serene green spaces. This property has been neutrally decorated throughout, ready for you to add your personal touch. The property was built by Persimmon Homes in 2020, with a number of years remaining of the NHBC certificate.

A distinguishing feature of this property is the open-plan kitchen. Flooded with natural light, it showcases quartz countertops and built-in appliances. It also incorporates a dining space, making it the perfect setting for entertaining guests or enjoying family meals. The kitchen further benefits from French doors, adding a touch of elegance and providing easy access to the generous rear garden. The property boasts a light and airy lounge, providing a cosy space for relaxation or socialising.

Outside, the property truly shines with a generous rear garden, offering a great outdoor space for children to play or for hosting summer gatherings. Furthermore, there's ample off-road parking for several cars, an integral single garage and an EV charging point, catering for all your vehicular needs.

Lastly, the property enjoys long reaching views to the front, bestowing a sense of peace and tranquility that is hard to find. Truly a fantastic house, suited to a wide range of buyers. There is a possibility to create further accommodation to the side of the property, which would be subject to planning permission and building regulations.

This property presents a great opportunity for those seeking a spacious and stylish home in a desirable location. Contact us today to arrange a viewing.

Entrance Vestibule

Radiator, wooden effect laminate flooring, door to:

Lounge 4.85mmax x 3.12m (15'11"max x 10'3")

Double-glazed window to front, radiator, built-in storage and cupboard spaces.

Inner Hallway

Stairs to first floor landing, door to:

WC

Fitted with two piece suite comprising, pedestal wash hand basin and low-level WC. Extractor fan, tiled splashback, radiator.

Kitchen/Diner 2.31m x 5.74m (7'7" x 18'10")

Fitted with a range of modern base and eye level units with quartz worktop space over and drawers, one and half bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer, dishwasher and automatic washing machine, built-in electric oven, built-in four ring gas hob with extractor hood over, double-glazed window to rear, radiator, wall mounted concealed gas boiler, double glazed french double doors to garden.

Landing

Double-glazed window to side, door to built-in storage cupboard, door to:

Master Bedroom 2.87m max x 4.32m max (9'5" max x 14'2" max)

Two double-glazed windows to front, radiator, door to:

En-suite Shower Room

Fitted with three piece suite comprising recessed shower enclosure, pedestal wash hand basin, and low-level WC and extractor fan tiled surround, double-glazed window to front, radiator.

Bedroom 2 3.43m x 2.64m (11'3" x 8'8")

Double-glazed window to rear, radiator.

Bedroom 3 2.41m x 3.00m (7'11" x 9'10")

Double-glazed window to rear, radiator.

Family Bathroom

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled surround, extractor fan, radiator.

Outside

There is open plan lawned garden to the side, with side gated access. Ample off road parking for several cars to the

front, and leads to the garage. The rear garden is fully enclosed, and lawned with a water tap.

Garage

Power and light connected, EV charger, and up and over door.

Agents Note

Please note there is an estate management fee of £194.05 annual, for the upkeep of the communal areas.





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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