



Churchville Terrace | Micklefield | LS25 4AR

£235,000

Extended Three bedroom Semi-Detached Property | Council Tax Band A | EPC rating D

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* EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY *
NO CHAIN! * TWO RECEPTION ROOMS * FITTED KITCHEN *
MASTER BEDROOM WITH EN-SUITE SHOWER ROOM * LARGE
REAR GARDEN *

Situated within the village of Micklefield, which has train links to both Leeds and York and being placed well for motorway links, lies this extended three bedroom semi-detached . The property has been extended by the present owners, and a new boiler was fitted in February 2024. Located in a neighbourhood known for its local train station, transport links and proximity to green spaces. This property offers a captivating blend of comfort and potential, presenting a fantastic opportunity for those looking to make their mark on a new home.

The property further contains two inviting reception rooms, each with their own unique features. The lounge, is distinguished by a delightful space with an open fire, creating a warm and homely atmosphere. The dining room, which is an extension, offers a calming garden view and direct access to the outdoors, making it ideal for entertaining or simply relaxing in a tranquil setting. The house also includes fitted kitchen, providing ample space for all your culinary needs. The house boasts three well-appointed bedrooms, all three are spacious doubles. The master bedroom benefits from an en-suite, providing additional comfort and convenience. In addition, there is a family bathroom, ensuring a smooth day-to-day routine for all residents.

One of the key attributes of this property is the large rear garden, offering a generous outdoor space for enjoyment during the warmer months. Additionally, there is potential to create off-road parking to the front if required, adding further convenience to this appealing residence (subject to a dropped kerb and planing consent. Viewing is a must!

Ground floor

Hallway

Radiator, wood effect laminate flooring, dado rail, stairs to the first floor landing and door to:

Lounge 4.22m x 4.37m (13'10" x 14'4")

Double-glazed window to the front, open fire tiled fireplace,

wood effect laminate flooring, coving to the ceiling and opening to:

Kitchen 1.80m x 4.37m (5'11" x 14'4")

Fitted with a range of base and eye level units with worktop space over with drawers, a one and half bowl stainless steel sink unit with single drainer and mixer tap and tiled splashbacks. Plumbing for an automatic washing machine, electric point for a cooker, two double-glazed windows to the rear, radiator, wood effect laminate flooring and door to:

Hallway

Cloaks hanging space and door to:

Dining Room 4.85m min (6.50m max) x 2.18m max (15'11" min (21'4" max) x 7'2" max)

Double-glazed window to the side, radiator, wood effect laminate flooring and a double-glazed rear double door to the garden.

First floor

Landing

Two double-glazed windows to the rear, stairs to the second floor landing and door to:

Family Bathroom

Fitted with a three piece suite comprising; paneled 'P' shaped bath with shower over and a folding glass screen, pedestal wash hand basin and a low-level WC. Tiled surround, airing cupboard housing the gas boiler, chrome style radiator and double-glazed windows to the side and rear.

Bedroom 2 4.22m x 3.48m min (13'10" x 11'5" min)

Double-glazed window to the front, radiator and a picture rail.

Bedroom 3 4.22m x 2.72m (13'10" x 8'11")

Double-glazed window to the front and a radiator.

Second Floor Landing

Double-glazed window to the rear and a door to:

Master Bedroom 5.64m max x 4.45m max (18'6" max x 14'7" max)

Irregular shaped room.

Skylight, double-glazed dormer window to the rear, two radiators and a door to:

En-suite Shower Room

Fitted with a three piece suite comprising; shower cubicle, wash hand basin, and low-level flush WC. Extractor fan, recessed spotlights and a double-glazed window to the rear.

Outside

There is a mature garden to the front, with shrubs and trees, gated access and a hand gate. To the rear, there is a large enclosed garden with a decking seating area, bark area and a large lawn garden with a garden shed.





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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