



Haver Rise | Micklefield | LS25 4ER

Three Bedroom Semi-Detached | Council Tax Band C | EPC Rating B

Offers Over
£270,000

Emsleys | estate agents

* THREE BEDROOM SEMI-DETACHED PROPERTY * BUILT BY
PERSIMMON HOMES IN 2020 * MASTER BEDROOM WITH
EN-SUITE SHOWER * INTEGRAL GARAGE * OFF Road parking *

An exquisite THREE BEDROOM semi-detached house,
situated on the edge of the estate, this property was built
by the renowned Persimmon Home Builders.

As you step into the home, you are greeted by a well-
proportioned lounge elegantly accentuated by a feature fire
and contrasting fireplace. This room provides an ideal
space for entertaining guests or enjoying a quiet evening at
home. The house also boasts a well-appointed dining
kitchen, equipped with a built-in hob and oven. The kitchen
also features a dining space and a French door leading out
to the garden, allowing for an infusion of natural light and
easy alfresco dining.

This property accommodates three generously sized double
bedrooms. The master bedroom is particularly impressive,
featuring an en-suite and built-in wardrobes, offering an
abundance of storage space. The house also includes a
well-maintained bathroom fitted with a shower over the
bath.

One of the unique features of this property is the integral
garage, which provides secure parking and includes an EV
charging point. Additional parking is also available in
front of the garage, for two cars. The house is surrounded
by green spaces, creating a peaceful and tranquil
environment. The property is conveniently located,
providing easy access to the local train station and
motorway links.

In summary, this house combines the best of comfort,
convenience, and modern living. It presents an excellent
opportunity for those looking for a home that is both
elegant and practical. Don't miss out on this opportunity!

Entrance Hall

Radiator, door to:

Lounge 4.88m max x 3.12m max (16'0" max x 10'3" max)

16'0" max x 10'3" max (7'5" min)

Double-glazed window to front, two radiators, feature
electric fire with steam feature and fireplace. Door to:

Hallway

Radiator, stairs to first floor landing, door to:

WC

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

Kitchen/Diner 2.31m x 5.72m (7'7" x 18'9")

Fitted with a modern range of base and eye level units with
worktop space over and drawers, one and half bowl
stainless steel sink, plumbing for automatic washing
machine and dishwasher, built-in electric oven, built-in
four ring gas hob with extractor hood over, double-glazed
window to rear, radiator, concealed gas boiler serving
heating system and domestic hot water, double-glazed
french double door to garden.

Landing

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, fitted wardrobes with
full-length mirrored sliding doors, hanging rail and
shelving, and radiator. Door to:

En-suite Shower Room

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

Bedroom 2 3.40m x 2.67m (11'2" x 8'9")

Double-glazed window to rear, radiator.

Bedroom 3 2.39m x 3.00m (7'10" x 9'10")

Double-glazed window to rear, radiator.

Family Bathroom

Fitted with three piece modern white suite with panelled
bath with shower over and glass screen, pedestal wash
hand basin and low-level WC, tiled splash-backs, extractor
fan, double-glazed window to side, and chrome ladder style
radiator.

Outside

There is off road parking for two cars to the front, and
leads to the single garage. Side gated access leads to a
fully enclosed garden. The rear garden comprises of a
paved patio seating area with gravel beds and steps
leading to a mainly lawned garden, with borders for
flowers and shrubs. In addition there is a timber decking
seating area.

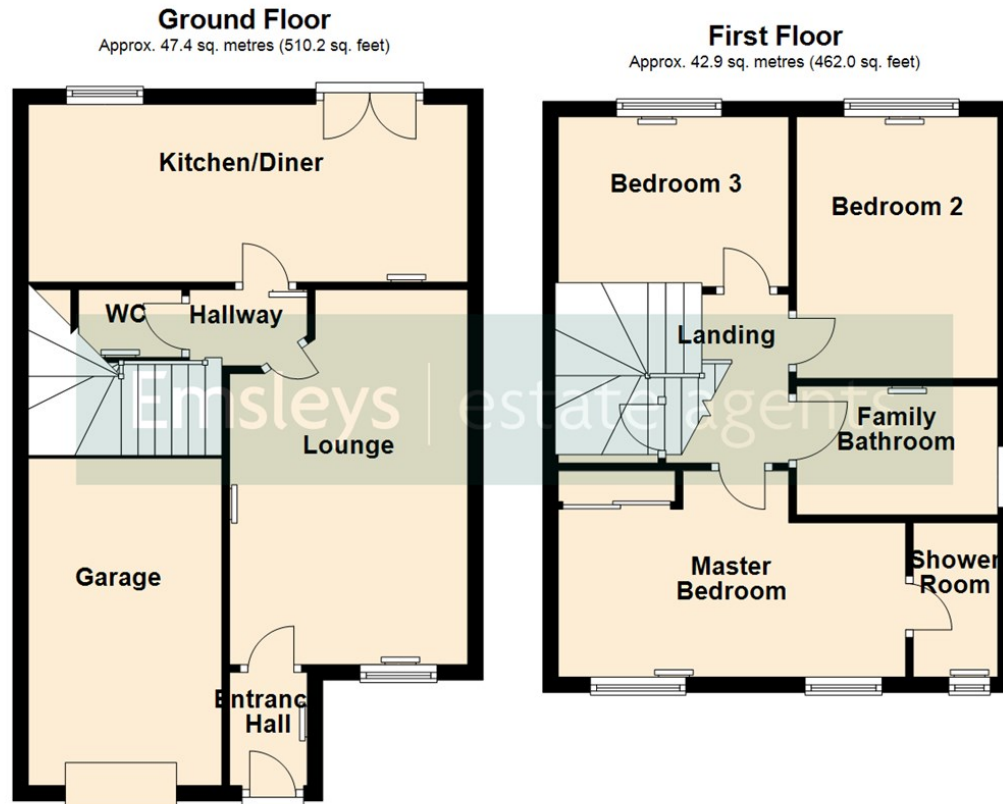
Garage

Up and over door, EV car charger , and power and light
connected.

Agents Note

Please note, that there is a yearly maintenance charge
payable for the estate, which includes the upkeep of
communal areas. Details of which will be finalised with the
conveyancer or vendor.





Total area: approx. 90.3 sq. metres (972.2 sq. feet)

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.



6 Main Street | Garforth | Leeds | LS25 1EZ

t: 0113 286 4000 www.emsleysestateagents.co.uk

Emsleys | estate agents