



Quarry Row | Mickelfield | LS25 4FS

£310,000

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

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\* THREE BEDROOM DETACHED PROPERTY \* NEWLY BUILT IN 2023 BY AVANT HOMES \* MANY UPGRADES \* MASTER BEDROOM WITH EN-SUITE & DRESSING AREA \* OFF ROAD PARKING \*

Presenting this immaculate double fronted detached house, a jewel nestled perfectly amidst local green spaces, yet conveniently accessible to the local train station and motorway links. This stunning property, built in 2023 by Avant Homes and is of the Leyburn design, boasting an array of impressive features and upgrades that complement its modern design. The property has a number of years remaining of the NHBC certificate.

The property, which is located on a corner plot, showcases three spacious double bedrooms, each one a canvas of potential. The master bedroom is a true sanctuary, equipped with built-in wardrobes within the dressing area and en-suite shower room. The three bedrooms are served by a well-appointed bathroom, featuring a shower over a bath, making for a perfect blend of functionality and comfort.

The house features a beautifully designed kitchen, a heart of the home where functionality meets style. With quality quartz counter-tops, integrated appliances, and a useful utility room, the kitchen is primed for any culinary adventure. It also boasts a dining space bathed in natural light, the perfect spot for enjoying meals with loved ones. The good sized lounge ensures a cosy space for relaxation and benefits from multiple windows.

The property offers the convenience of an EV charging station and ample off road parking for two cars. The property is also proud of its good-sized mainly lawned garden, complete with a pergola, offering a tranquil outdoor space to enjoy the pleasant surroundings.

The house's unique features and enviable location make it a worthy investment for those looking to own a piece of prime property. This is an opportunity not to be missed for those seeking a blend of modern living and serene surroundings.

#### Entrance Hall

Radiator, LVT flooring, stairs to first floor landing, door to:

#### Lounge 5.28m x 2.97m (17'4" x 9'9")

Double-glazed window to side, double-glazed window to front, radiator.

#### Kitchen/Diner 5.26m x 2.77m (17'3" x 9'1")

Fitted with a modern range of base and eye level units with quartz worktop space over and drawers, integrated fridge/freezer and dishwasher, built-in electric oven, built-in hob with extractor hood over, double-glazed window to front, double-glazed window to side, radiator, LVT flooring, recessed spotlights, wall mounted gas boiler, double-glazed french double door to garden, door to:

#### Utility Room 1.89m x 2.16m (6'2" x 7'1")

Base units with worktop space, plumbing for automatic washing machine, space for tumble dryer, radiator, and LVT flooring.

#### Landing

Radiator, door to:

#### Master Bedroom 3.12m x 3.05m (10'3" x 10'0")

Double-glazed window to side, double-glazed window to front, radiator, access to loft space, door to:

#### En-suite Shower Room

Fitted with three piece suite comprising shower enclosure with drencher head over and additional hand shower attachment, pedestal wash hand basin, and low-level WC. Extractor fan, tiled surround, double-glazed window to side, and chrome ladder style radiator.

#### Dressing Area 2.18m x 1.58m (7'2" x 5'2")

Fitted wardrobes to one wall with sliding doors and hanging rail.

#### Bedroom 2 2.69m x 2.99m (8'10" x 9'10")

Double-glazed window to side, double-glazed window to front, radiator.

#### Bedroom 3 2.49m x 2.95m (8'2" x 9'8")

Double-glazed window to side, radiator.

#### Family Bathroom

Fitted with three piece suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin

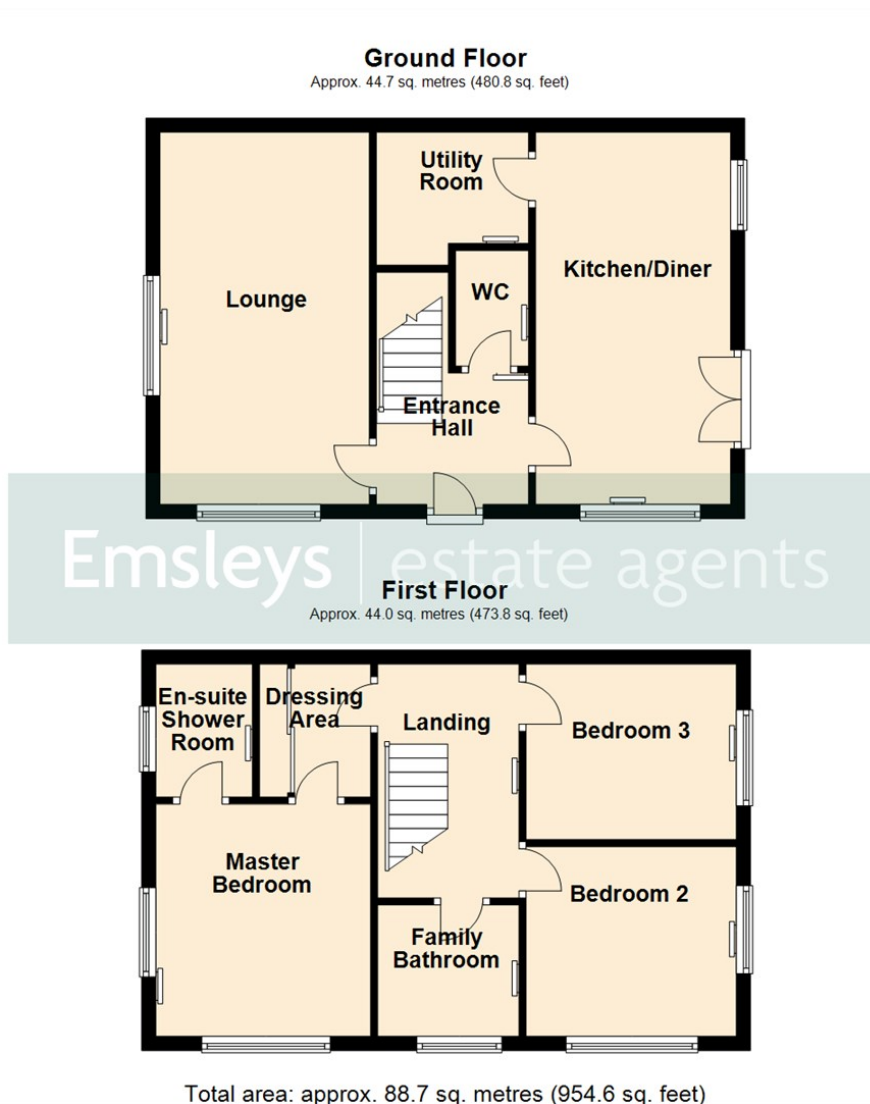
and low-level WC, tiled surround, extractor fan, double-glazed window to front, chrome ladder style radiator.

#### Outside

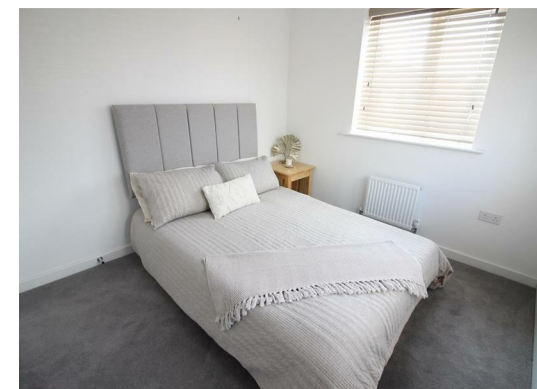
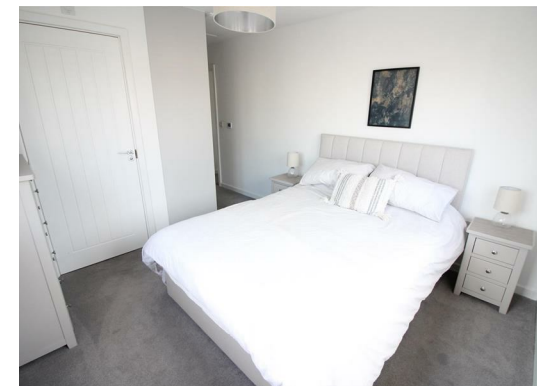
There is a lawned garden to the front with path leading the front door. To the side, there is off road parking for two cars, and a wall mounted EV electric charging point. To the right side, there is a fully enclosed good sized garden, which is mainly lawned with a paved patio seating area and wooden pergola.







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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