



Meadow Drive | Micklefield | LS25 4FQ

£395,000

Four Bedroom Detached House | Council Tax Band E | EPC Rating B

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* EXECUTIVE STYLE FOUR BEDROOM DETACHED FAMILY HOME * GOOD SIZED ACCOMMODATION * LARGE DINING KITCHEN * GARAGE & PARKING *

Built in 2023 by the renowned Avant homes, this property promises a modern and well designed living experience. This four bedroom detached house, has a number of years remaining of the NHBC certificate, for peace of mind. The house is spaciouly designed, comprising a lounge featuring a charming box bay window, adding a touch of elegance and allowing ample natural light to fill the room. The property also boasts a well-appointed open-plan kitchen, complete with a utility room, dining space, and built-in appliances. The kitchen is further enhanced by bi-folding doors, fostering a seamless indoor-outdoor connection.

The sleeping quarters include a generous master bedroom with a private en-suite, two more double bedrooms, and a smaller double bedroom, all designed to offer the ultimate comfort. The property is also equipped with a family bathroom with a shower over the bath and a useful a ground floor W.C.

Externally, the property benefits from an integral garage, offering ample parking space. There is also an EV charging station, catering to the needs of electric vehicle owners. The house is complemented by a low-maintenance garden with an artificial generous sized lawn, providing a perfect setting for relaxation and outdoor activities. The location of the property is ideal with easy access to rail transport links, motorway link roads, and nearby school. The surrounding green spaces offer a tranquil environment away from the hustle and bustle of city life.

This property, with its unique features and prime location, offers a perfect blend of modernity, comfort, and convenience. It is an excellent choice for those seeking a high-quality lifestyle in a serene environment.

Entrance Hall

Double-glazed window to front, radiator, built-in under-stairs storage cupboard, stairs to first floor landing, door to:

Lounge 5.41m into bay x 3.51m (17'9" into bay x 11'6")

17'9" into bay (15'3" min) x 11'6"

Double-glazed box bay window to front, radiator and wood effect laminated flooring.

Kitchen/Diner 4.85m x 5.77m (15'11" x 18'11")

Fitted with a range of modern base and eye level units with worktop space over and drawers, stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer and dishwasher, built-in electric oven, built-in four ring ceramic hob with extractor hood over, two radiators, double-glazed folding bi-fold door to garden, door to:

Utility Room 2.51m x 1.35m (8'3" x 4'5")

With worktop space over, plumbing for automatic washing machine, and space for tumble dryer. Double-glazed window to rear, door to:

WC

Double-glazed window to rear, fitted with two piece suite comprising, wash hand basin and low-level WC, radiator. Wood effect laminated wood floor.

Landing

Radiator, access to loft space, door to built-in storage cupboard.

Master Bedroom 5.82m max x 3.89m max (19'1" max x 12'9" max)

Two double-glazed windows to front, 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. Extractor fan, double-glazed window to side, radiator.

Bedroom 2 3.81m x 3.05m (12'6" x 10'0")

Double-glazed window to front, radiator.

Bedroom 3 3.91m x 2.77m plus recess (12'10" x 9'1" plus recess)

Double-glazed window to rear, radiator.

Bedroom 4 2.72m x 2.79m (8'11" x 9'2")

Double-glazed window to rear, radiator.

Family Bathroom

Fitted with three piece suite comprising panelled bath with shower over and glass screen, wash hand basin and low-level WC, extractor fan, double-glazed window to side, radiator.

Outside

There is an open plan garden to the front with a driveway to the side which offers off road parking for two cars and leads to the garage. Side gated access leads to a fully enclosed good sized rear garden. The garden is low maintenance with artificial lawn and a paved patio seating area. In addition, there is a cold water tap to the rear of the property.

Garage

Integral single garage with both power and light connected, EV car charger, and an up and over door.

Agents Note

Please note that there will be an estate management fee to pay yearly, for the communal upkeep of the estate. This figure will be finalised via the conveyancing team on purchase.





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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