



Great North Road | Mickelfield | LS25 4AQ

£235,000

Two Double Bedroom House | Council Tax Band B | EPC Rating B

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* TWO DOUBLE BEDROOM COTTAGE STYLE MODERN PROPERTY * BUILT IN 2020 * NO CHAIN! * OFF ROAD PARKING *

Offered for sale with NO ONWARD CHAIN! This charming two-bedroom mid town house presents a fantastic opportunity for both homeowners and investors alike. Constructed in 2020 by a reputable local builder, the property benefits from a remaining 5-year new build certificate, providing extra peace of mind for prospective purchasers. The home is set within a pretty, cottage-style mews development of only four houses, featuring a block-paved driveway for convenient parking at the front.

Upon entering, you are greeted by a modern fitted kitchen, which comes complete with built-in appliances, ample cupboard space and a small practical breakfast area, catering effortlessly to everyday living. A light-filled lounge adorned with elegant wood effect flooring and a spacious dining area, perfect for entertaining. Patio doors offer seamless access to the well-tended, enclosed rear garden, which enjoys a sunny aspect, with a raised lawn, and a generously sized paved patio—ideal for outdoor relaxation or al fresco dining.

Upstairs, the master bedroom is generously proportioned, whilst the second bedroom is also double in size and includes a built-in storage cupboard. The bathroom boasts a contemporary suite, a decorative tiled floor, and a deluxe drencher style shower over the bath.

Located in a sought-after area with excellent public transport connections - with local train station and motorway links, ample green spaces, and scenic walking routes nearby, this property offers an exceptional blend of comfort and convenience. Early viewing is highly recommended to appreciate the quality and appeal of this delightful home.

Kitchen/Breakfast Room 3.05m x 3.96m max (10'0" x 13'0" max)

Fitted with a modern range of wall and base units with work surfaces over with drawers, matching plate rack, and wine rack, built-in fridge/freezer and dishwasher, plumbing for automatic washing machine, built-in electric oven, built-in four ring gas hob with extractor hood over,

double-glazed window to front, kick-board heater, radiator, tiled flooring, stairs to first floor landing, and composite front door. Door to:

Lounge/Diner 4.70m x 3.99m max (15'5" x 13'1" max)

Radiator, wooden effect laminate flooring, double-glazed french door to rear garden, door to built-in under-stairs storage cupboard.

Landing

Access to loft space. Radiator, door to:

Master Bedroom 3.10m x 3.99m (10'2" x 13'1")

Double-glazed window to rear, radiator.

Bedroom 2 2.49m x 3.99m max (8'2" x 13'1" max)

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

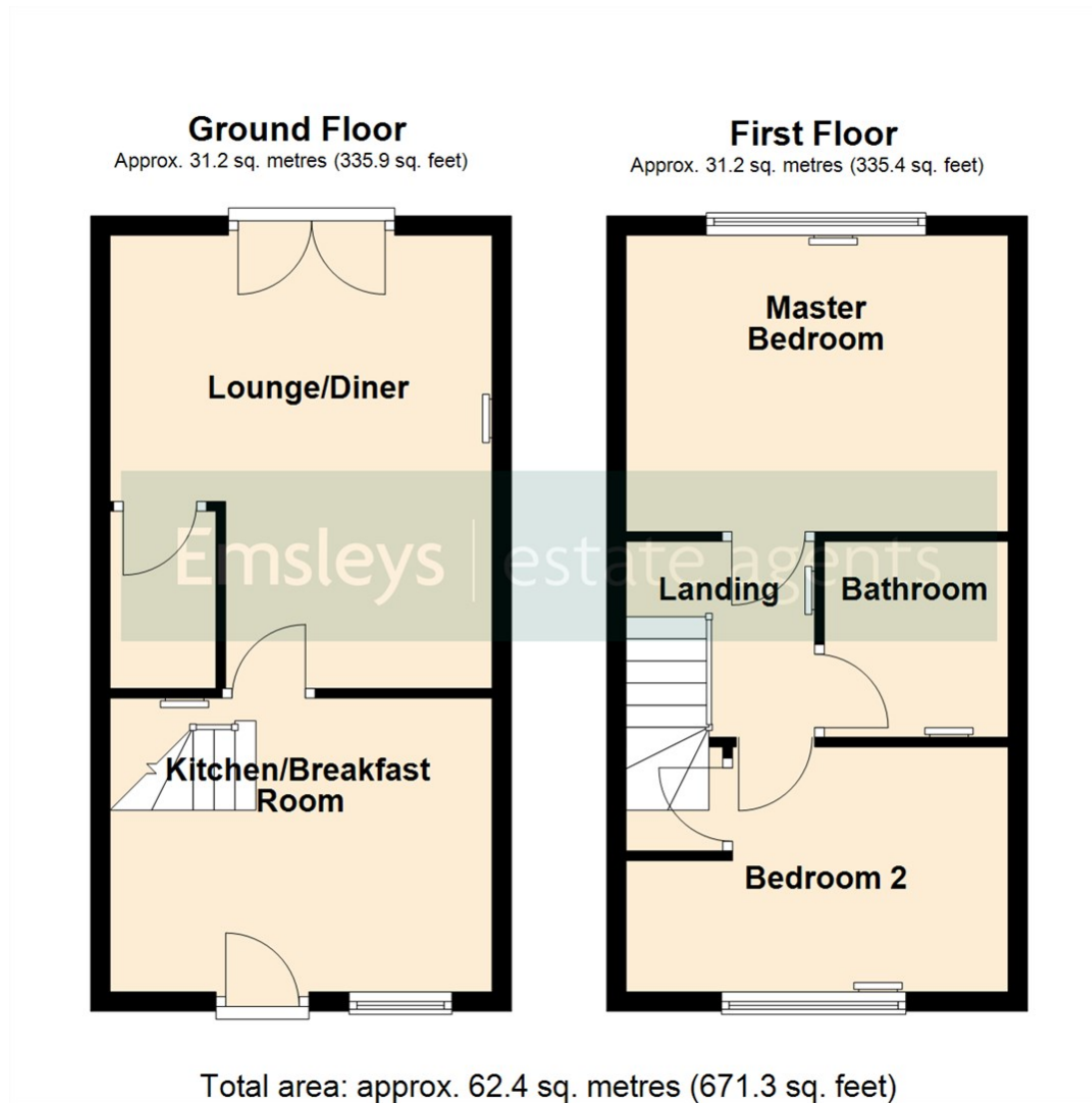
Bathroom

Fitted with three piece suite comprising panelled bath with drencher style shower with additional hand shower attachment over and glass screen, vanity wash hand basin with storage cupboard storage and low-level WC, tiled surround, extractor fan, chrome ladder radiator, and tiled flooring.

Outside

There is a paved driveway to the front, with a shared small garden to the side. There is a passageway to the side of the property, which offers pedestrian access to the enclosed rear garden. Gated access leads to a well tended garden with a sunny aspect, with a good sized patio seating area and a raised lawn with well stocked borders of flowers, shrubs and plants. In addition, there is a timber bike/storage 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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