



Daisy Bank Avenue | Micklefield | LS25 4EU

£190,000

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

Emsleys | estate agents

* TWO BEDROOM TOWN HOUSE * BUILT IN 2021 BY
PERSIMMON HOMES * DINING KITCHEN WITH FRENCH
DOORS TO REAR GARDEN * MODERN FIXTURE & FITMENTS *
OFF ROAD PARKING *

For sale, this two bedroom home presents a fantastic opportunity for any potential buyer. The property was built by Persimmon Homes in 2021, ensuring quality construction and modern design. It still holds years remaining of a NHBC certificate for your peace of mind.

The interior layout comprises two generously sized double bedrooms that offer ample space for comfort and relaxation. The bathroom features a modern suite, providing a contemporary, stylish finish that is sure to impress.

The property includes one kitchen, fitted with modern appliances and a dining space, perfect for those who enjoy at-home dining experiences. There is also a reception room, ideal for entertaining guests or spending quality family time.

A notable advantage of this property is the off-road parking space for one car, offering convenience and security. The location is another major selling point; it is within reach of green spaces for outdoor activities and near a local train station, allowing for easy commutes.

This property doesn't only offer a home, but also a lifestyle. Make it yours and appreciate the blend of comfort, practicality, and style it offers. With its high-quality build and excellent location, this property is a true gem in the market.

Ground floor

Entrance hall

With composite entry door and central heating radiator - a useful space for coats, shoes, pets or pushchairs!

Guest WC

With a white close coupled WC, pedestal hand wash basin, extractor fan, central heating radiator and window to the front.

Living Room 4.57m x 2.84m (15'0" x 9'4")

This is a spacious and light living room with a built-in under stair storage cupboard, a central heating radiator, T.V point and double-glazed window overlooking the front.

Kitchen/Diner 2.46m x 3.86m (8'1" x 12'8")

The kitchen is fitted with a good range of wall and base units with wood grain effect counter space with complimentary metro style ceramic tiling over. There is a stainless steel under-counter electric oven with four ring gas hob over and stainless steel chimney style extractor hood. In addition there is an inset stainless steel one and a half bowl sink with side drainer and mixer tap, space for a tall fridge/freezer, plumbed space for a washing machine and slimline dishwasher. A PVCU double-glazed window overlooking the garden and continuing to the dining area which has a central heating radiator and double-glazed French windows leading out to the patio seating area and the garden beyond.

First Floor

Landing

The landing has a central heating radiator and gives access to two double bedrooms and the family bathroom.

Bedroom 1 2.48m x 3.86m (8'2" x 12'8")

A double bedroom with ample space for fitted furniture and having a central heating radiator, T.V point and a double-glazed windows overlooking the rear garden.

Bedroom 2 2.57m x 3.86m (8'5" x 12'8")

A double bedroom with ample space for fitted furniture and having a central heating radiator, T.V point and two double-glazed windows overlooking the front aspect. A useful bulk head cupboard provides extra storage space.

Bathroom

The bathroom is fitted with a white three piece suite which comprises; panelled bath with mixer tap shower attachment and glass screen, a pedestal hand wash basin and close coupled WC. There is a central heating radiator, extractor fan and a double-glazed window to the side aspect.

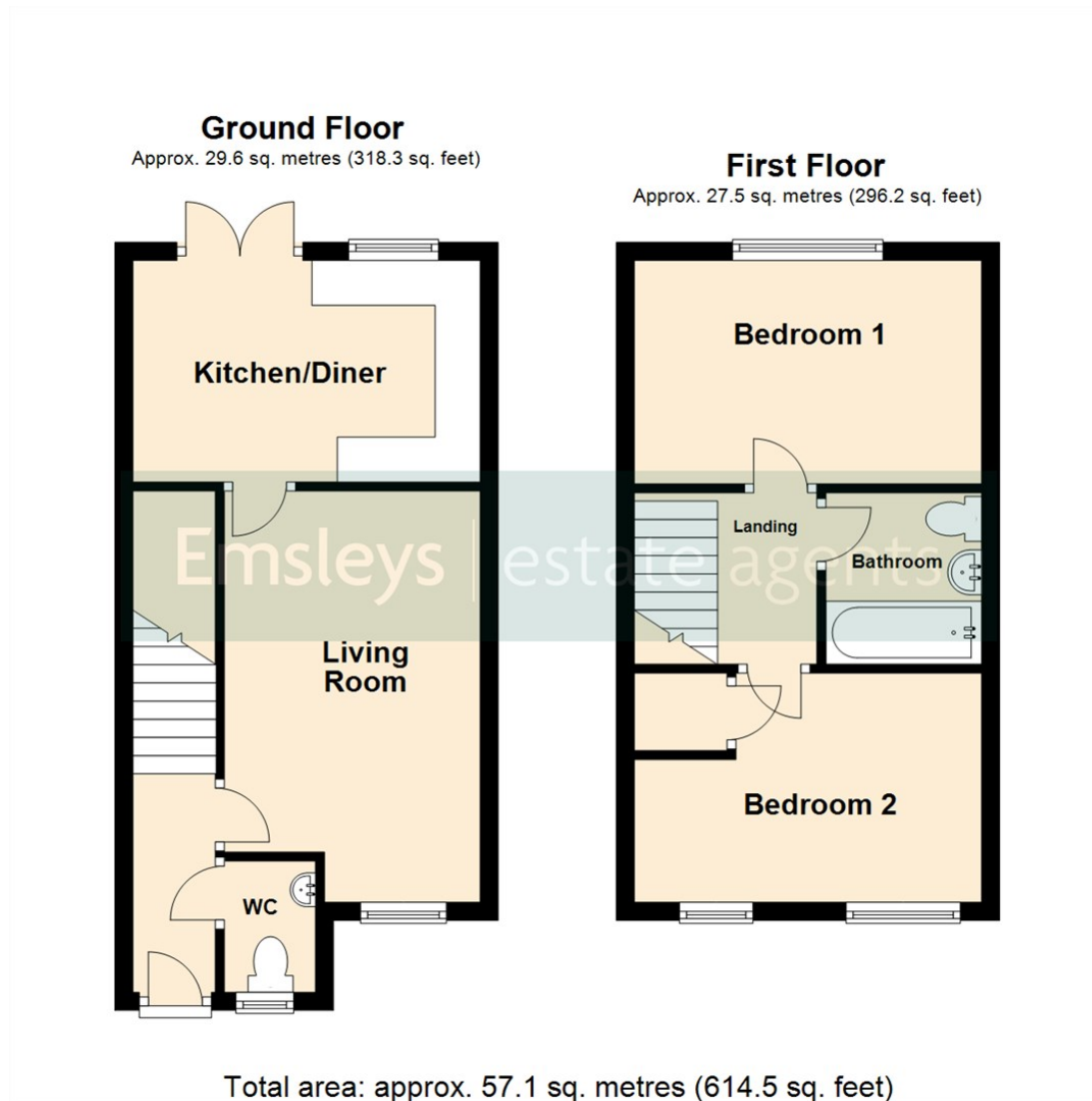
Exterior

There is off-road parking for two cars to the front and to the rear, there is a fully enclosed mainly lawned garden with a paved patio seating area and a timber garden shed.

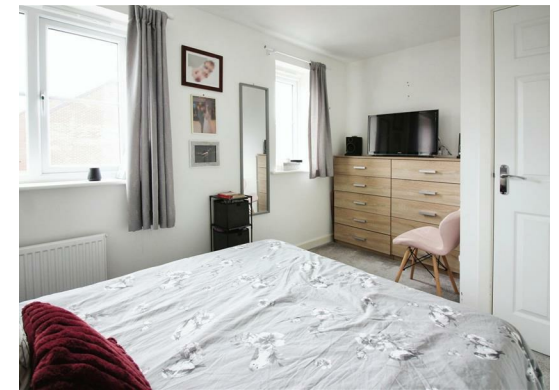
Estate Fee

Please note that the vendor has informed us that there is an estate management fee of £119.00 per year, for the upkeep of communal areas.





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