



Great North Road | Micklefield | LS25 4AF

£250,000

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

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\* TRADITIONAL THREE BEDROOM SEMI-DETACHED \* DINING KITCHEN WITH BUILT-IN APPLIANCES \* LOUNGE WITH MULTI-FUEL BURNING STOVE \* LARGE REAR GARDEN \* GARAGE & PARKING \*

This beautiful three bedroom semi-detached house offers an exceptional opportunity to acquire a charming traditional home, thoughtfully designed for comfortable family living. Ideally situated within easy reach of nearby park, motorway connections, and a train station, this property combines convenience with tranquil living.

The residence boasts spacious accommodation, designed to maximise natural light and versatility. The lounge features an open-plan layout, highlighted by large characterful box bay window, and a multi-fuel stove—perfect for relaxing evenings. The modern kitchen is open-plan and well-equipped with a built-in hob and oven, integrated dishwasher, ample dining space and a utility cupboard offers additional practicality, making this home as functional as it is stylish. There is a useful conservatory that provides direct access to the large rear garden, creating an inviting space for a play room or peaceful mornings overlooking mature outdoor surroundings.

Three good sized bedrooms, including a generous master double with built-in wardrobes and a striking exposed brick chimney. The second double bedroom also provides built-in wardrobes, while a single bedroom includes convenient built-in storage. The family bathroom features a shower over the bath and a heated towel rail, ensuring comfort year-round. Additional highlights include off-road parking for one small car, a detached single garage, and the expansive, mature rear garden—perfect for outdoor enjoyment.

This property presents a rare blend of traditional appeal and modern convenience. Early viewing is highly recommended to fully appreciate all it has to offer.

### Porch

Double-glazed window to front, door to:

### Entrance Hall

Radiator, wooden effect laminate flooring, stairs to first floor landing, door with original stained glass inset, door to:

### Lounge 3.33m plus bay x 3.89m max (10'11" plus bay x 12'9" max )

Double-glazed box bay window to front. Multi fuel burning stove, radiator, coving to ceiling, open plan to:

### Kitchen/Diner 3.61m max x 5.69m max (11'10" max x 18'8" max )

Fitted with a range of base level units with worktop space over and drawers and breakfast bar, stainless steel sink unit with single drainer and mixer tap with tiled splash-backs, integrated dishwasher, built-in electric oven, built-in four ring gas hob with extractor hood over, double-glazed window to side, double-glazed window to rear. Contemporary style radiator, wooden effect laminate flooring, french double door to conservatory, built-in under-stairs storage cupboard which has plumbing automatic washing machine.

### Conservatory 2.21m x 3.56m (7'3" x 11'8")

Double-glazed windows and double-glazed door to rear garden.

### Landing

Double-glazed window to side, access to loft space with pull down ladder, door to:

### Bathroom

Fitted with three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin and low-level WC, tiled splash-backs, double-glazed window to rear, built-in storage cupboard with wall mounted gas boiler serving heating system and domestic hot water, heated towel rail, coving to ceiling.

### Bedroom 1 3.63m x 3.91m max (11'11" x 12'10" max )

Double-glazed window to rear, stylish exposed brick chimney breast, built-in wardrobe with hanging and storage space, contemporary style radiator.

### Bedroom 2 3.33m x 3.89m max (10'11" x 12'9" max )

Double-glazed window to front, fitted wardrobes with hanging rail and shelving, radiator.

### Bedroom 3 2.44m max x 1.80m (8'0" max x 5'11")

Double-glazed window to front, radiator, and built in storage cupboard over bulkhead.

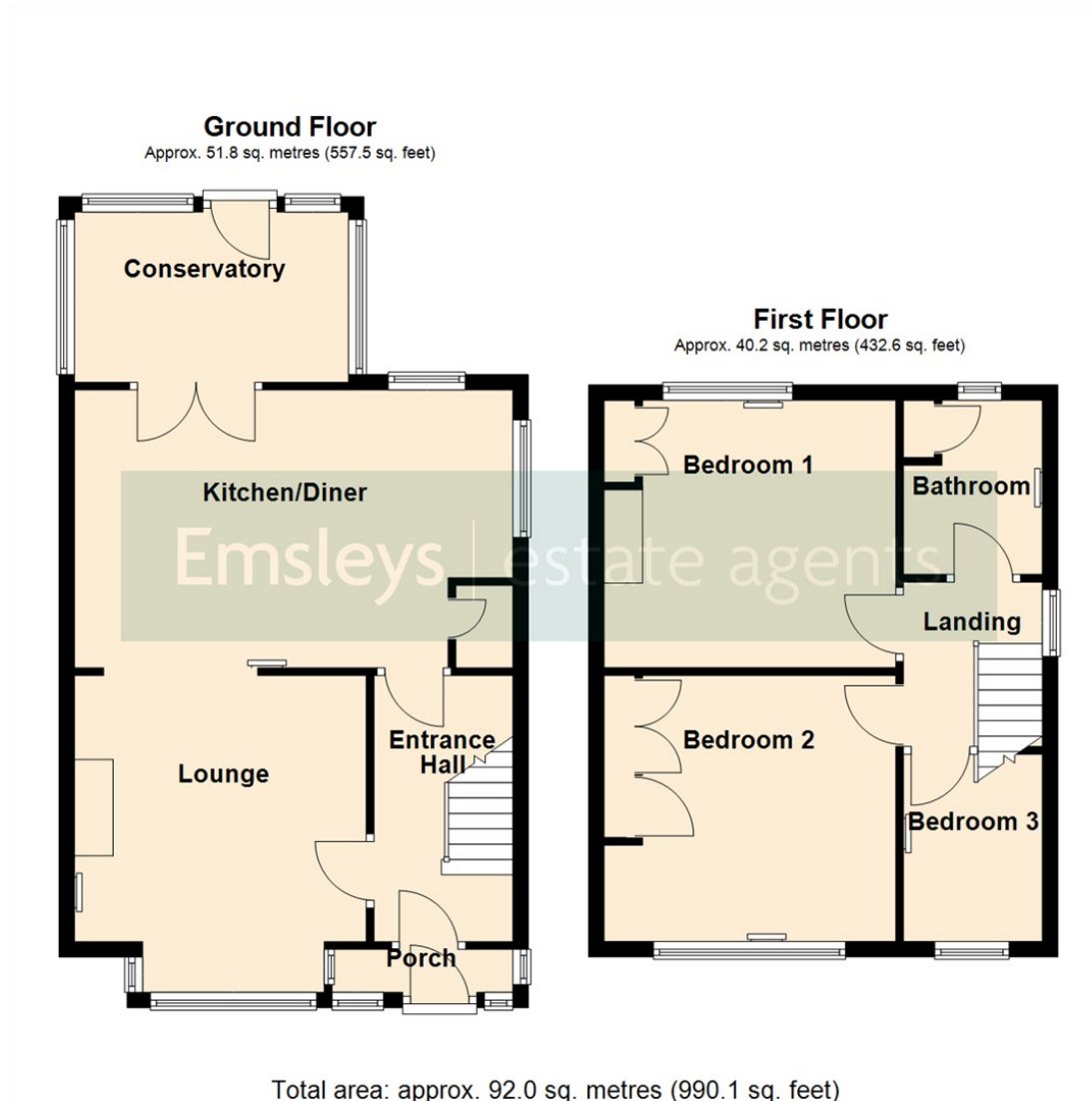
### Outside

There are mature gardens to the front and rear. To the front, there is a perennial wild flower garden with mature shrubs and trees. There is a shared driveway to the side, which leads to a detached garage and offers off road parking for one small car to the front of the garage. Side gated access leads to a large rear garden, with a paved patio area which leads to a mainly lawned garden. There is a further garden area with mature apple trees, which is currently used for a vegetable patch - there is a mature garden area to the rear of the apple tree.









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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