



Collier Chase | Micklefield | LS25 4FE

£260,000

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

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* THREE BEDROOM MODERN SEMI-DETACHED HOUSE * NO CHAIN * DINING KITCHEN WITH BUILT-IN APPLIANCES * MASTER BEDROOM WITH EN-SUITE * OFF ROAD PARKING *

Offered for sale with NO ONWARD CHAIN! This modern three-bedroom semi-detached house, nestled in a tranquil cul de sac. Constructed in 2021 by the esteemed Barrat Homes builders, the property is a fantastic example of contemporary design and comfort. The property also has several years remaining of the NHBC certificate and offers modern fixture and fittings.

The property features a good-sized kitchen, complete with dining space and integrated appliances. Notably, the kitchen is adorned with French doors that lead to the garden, filling the space with natural light and offering easy access to the outdoors. The property includes an generous lounge, a cosy and inviting space perfect for relaxing or entertaining guests. The house boasts a generous layout with downstairs WC, as well as three well-appointed bedrooms. The master bedroom, a spacious double, benefits from an en-suite for added privacy and convenience. The second bedroom, also a double, is thoughtfully designed to accommodate a comfortable living space. Lastly, the third bedroom, a single, offers versatility. Modern bathroom serves the rest of the house, exuding contemporary elegance and functionality.

The property is situated on a spacious plot, with gardens to the side and rear – the rear being mainly lawned with a paved patio seating area. Unique features of this property include parking for two cars and an EV charging port, catering to the needs of a modern homeowner.

Located near the local train station, motorway links and green spaces, this house offers both convenience and natural beauty. Ready to move into!

Entrance Hall

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

WC

Fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashback, tiled flooring.

Lounge 4.95m max x 3.58m (16'3" max x 11'9")

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

Kitchen/Diner 3.18m x 4.57m (10'5" x 15'0")

Range of wall and base units with work surfaces over. Integrated fridge/freezer, slimline dishwasher and automatic washing machine which also has a drying feature, built-in electric oven, built-in four ring gas hob with extractor hood over, double-glazed window to rear, radiator, flooring, double-glazed french double door to garden, door to under-stairs storage cupboard.

Landing

Radiator, door to storage cupboard.

Family Bathroom

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled surround, extractor fan, double-glazed window to rear, radiator.

Master Bedroom 3.59m x 2.57m (11'9" x 8'5")

Double-glazed window to front, radiator.

En-suite Shower Room

Fitted with three piece suite comprising recessed shower enclosure, pedestal wash hand basin, and low-level WC. Extractor fan, shaver point, double-glazed window to side, radiator, tiled flooring.

Bedroom 2 3.10m x 2.57m (10'2" x 8'5")

Double-glazed window to rear, radiator.

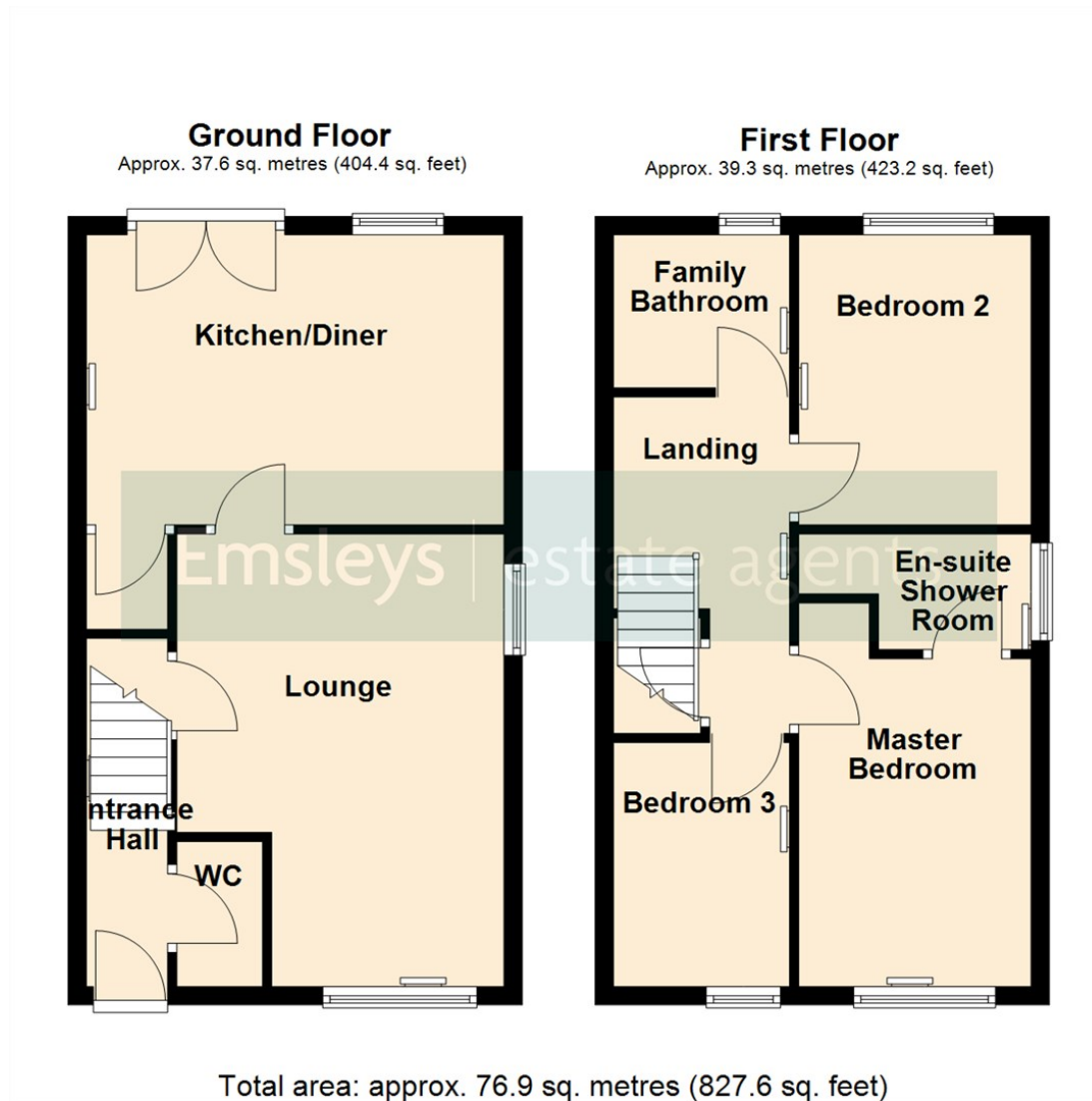
Bedroom 3 2.67m x 1.91m (8'9" x 6'3")

Double-glazed window to front, radiator.

Outside

There is off road parking for two cars to the front of the property with an EV car charging point. Side gated access leads to a garden area to the side, with wooden storage. To the rear, there is a mainly lawn garden with a paved patio seating area.





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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