



Church Lane | Micklefield | LS25 4AX

£210,000

Three Bedroom Semi Det. | Council Tax Band B | EPC Rating TBC

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**\* THREE BEDROOM SEMI-DETACHED PROPERTY \* CORNER PLOT \* KITCHEN WITH DINING ROOM \* GARAGE \* OFF ROAD PARKING \* NEEDS MODERNISATION \***

Excellent three bedroom semi-detached property, offered for sale with NO CHAIN! The property requires modernisation, yet offers generous accommodation. Located within the village of Micklefield, which offers a local train station and is close to countryside and popular walks.

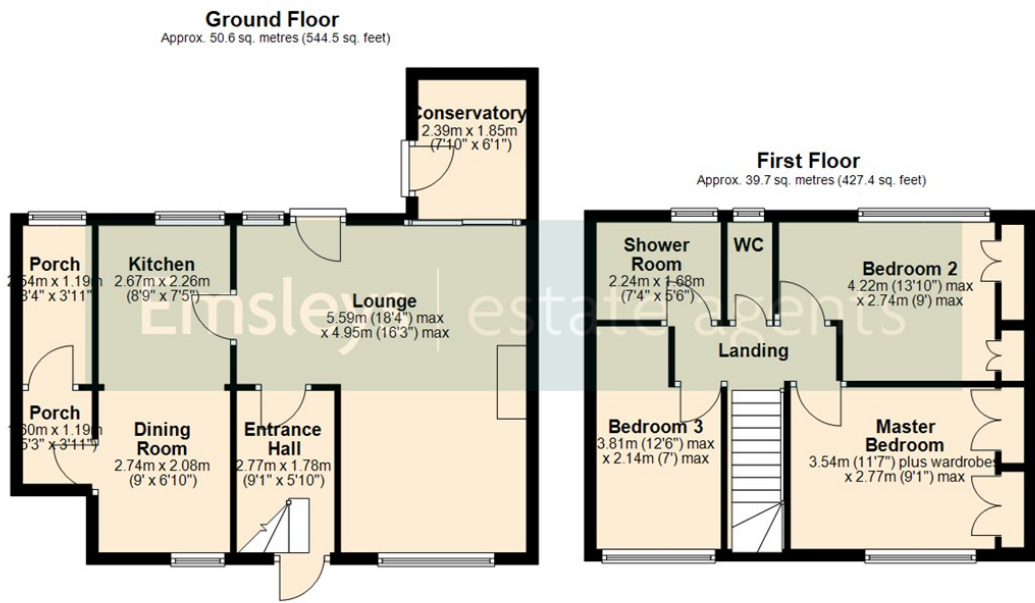
The lounge benefits from a large window to the front and patio doors leads to a conservatory. The dining room leads into the kitchen, ideal for families wanting to eat and relax together. The handy porch to the side, finishes off the ground floor accommodation. To the first floor, there are three bedrooms - two doubles with built-in wardrobes plus a sizable third bedroom. There is a shower room with three piece suite, and a separate W.C. Externally, the property is located on a corner plot, with gardens to three sides - the rear has a lawned garden with a paved patio area. To the side, there is ample off-street parking and leads to a single garage - which caters for most families needs!

Micklefield is well placed for access to Leeds and York. Micklefield railway station, within the village, offers services to Leeds typically in around 15–20 minutes and to York in around 25–30 minutes, making it a convenient base for commuters. Road links are strong, with the A1(M) accessible by car for routes across Yorkshire and beyond.

The area offers local green spaces and countryside walks, while nearby villages and towns provide additional amenities, supermarkets and leisure facilities. Families will find a selection of nearby schools serving the local community.







Total area: approx. 90.3 sq. metres (971.9 sq. feet)

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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