



Averill Way | Micklefield | LS25 4EW

£270,000

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

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* THREE BEDROOM SEMI-DETACHED HOME * BUILT BY PERSIMMON HOMES * DINING KITCHEN * MASTER EITH ENSUITE * INTERGRAL GARAGE *

Presenting this attractive modern three bedroom semi-detached house, available for sale in a desirable modern estate. Built just over four years ago, this property benefits from several years remaining on the NHBC certificate, providing peace of mind for prospective buyers. Well-appointed for contemporary living, the house is double-glazed throughout and features efficient central heating, ensuring comfort all year round and an electric car charging point.

Upon arrival, you are welcomed with off-street parking and a intergral single garage, offering ample space for vehicles and storage. The property boasts a generously sized fully enclosed rear garden, perfect for outdoor relaxation or entertaining guests.

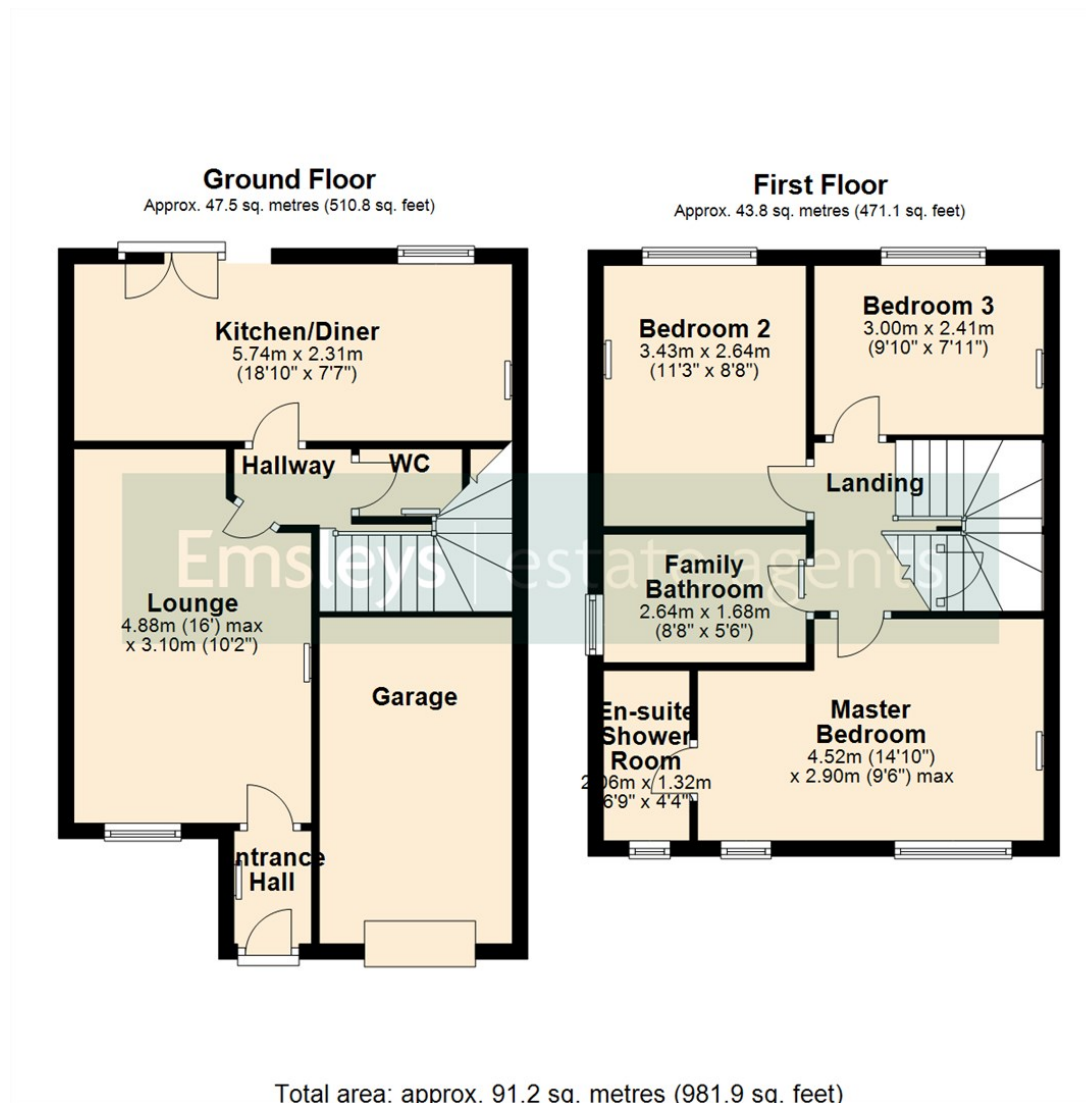
Inside, the accommodation is thoughtfully arranged. The open-plan kitchen/ diner is equipped with a built-in hob and oven, making it ideal for home chefs. French doors lead directly from the dining area to the garden, creating a seamless transition between indoor and outdoor living, ideal for summer gatherings. The home comprises three good sized bedrooms. The master bedroom is a comfortable double accompanied by an en-suite shower for added privacy and convenience. There is a further double bedroom and a spacious single bedroom, all finished to a high standard.

The location offers excellent connectivity, being close to green spaces and pleasant walking routes—a perfect choice for families and nature lovers. The property is also conveniently situated near the local train station and enjoys easy access to motorway links, making commuting straightforward.

This modern home effortlessly combines comfort, convenience, and style—an opportunity not to be missed. Arrange a viewing today to fully appreciate all that this home has to offer.







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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