

Mike
Dobson



22 Ramble Crescent
Micklefield, Leeds, LS25 4FW

£225,000

22 Ramble Crescent

+++ This is a 75% shared ownership property of £225,000 - The property can be purchased at a 75% share and can be staircased up to 100% ownership subject to criteria - Please note the rental on the remaining 25% is £184.12 per month and the service charge is £37.48 per month +++

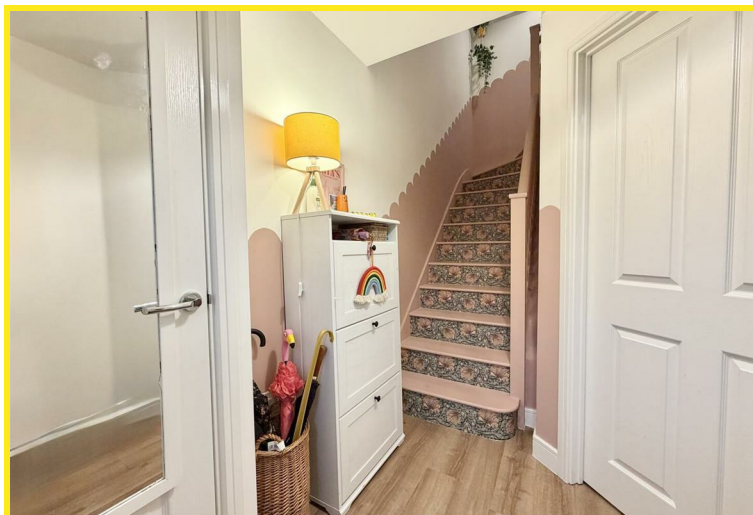
Nestled in the desirable area of Ramble Crescent, Micklefield, Leeds, this charming semi-detached house offers an excellent opportunity for those seeking a comfortable family home. With a shared ownership of 75%, this property presents an attractive option for first-time buyers or those looking to downsize.

Upon entering, you are welcomed into a spacious lounge that provides a perfect setting for relaxation and family gatherings. The heart of the home is undoubtedly the well-appointed kitchen/diner, featuring an integrated oven, hob, and dishwasher, making meal preparation a delight. The kitchen also boasts a large storage cupboard, ensuring that all your culinary essentials are neatly tucked away.

This property comprises three generously sized bedrooms, including a good-sized master bedroom, which offers a peaceful retreat at the end of the day. The additional two bedrooms are equally spacious, providing ample room for family or guests. The bathroom is fitted with a modern white suite and includes a shower over the bath, catering to all your bathing needs. A convenient downstairs w/c adds to the practicality of this home.

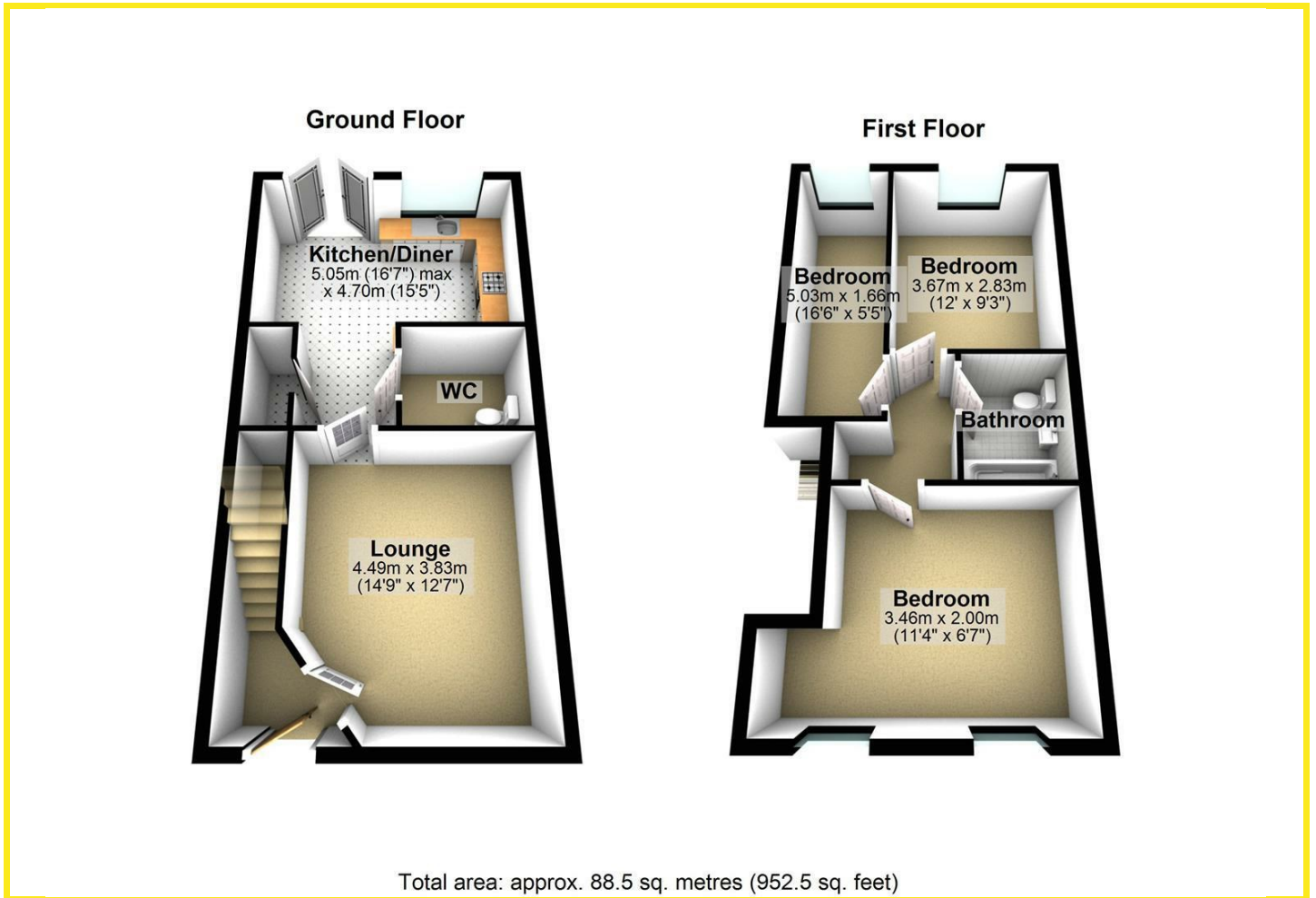
Outside, the private rear garden is a true highlight, featuring an extended patio area perfect for alfresco dining, alongside a well-maintained lawn and a shed for additional storage. The front of the property includes a driveway that accommodates two cars, enhancing the convenience of this lovely home.

Situated in a sought-after location, this semi-detached house is not only a wonderful place to live but also offers easy access to local amenities and transport links. This property is a fantastic opportunity to secure a delightful family home in a vibrant community.

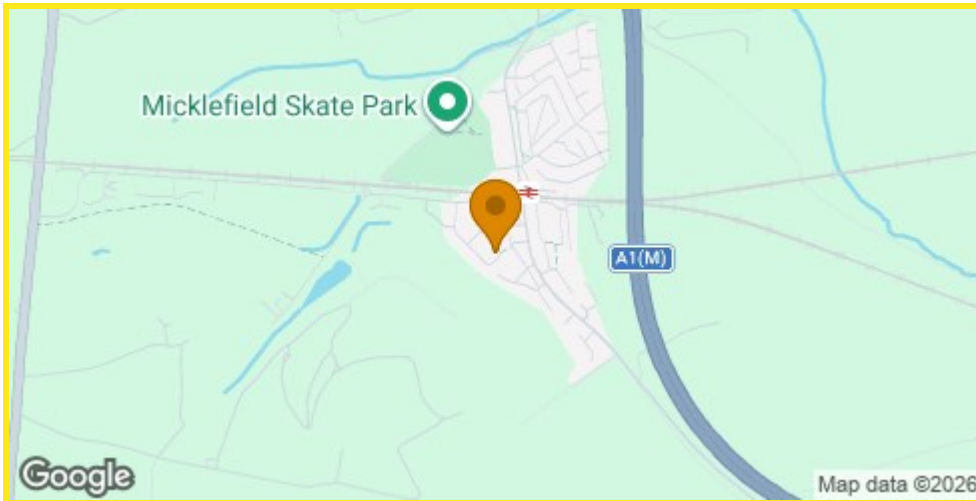




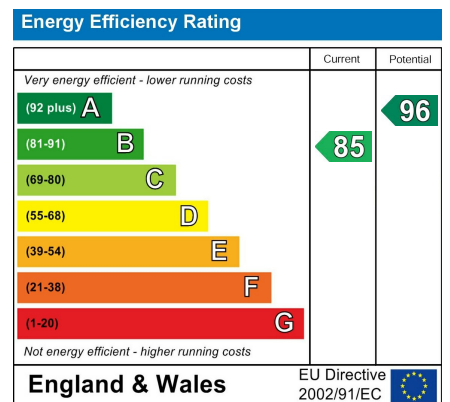
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From the A63 Leeds/Selby Road turn into Micklefield on the Old Great North Road. On entering the village of Micklefield turn left just before the bridge onto Pit Lane, then your third left onto Winder Way and then left onto Ramble Crescent where the property can be seen on the right hand side as indicated by the agents board.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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