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**Dobson**



**8 Daisy Bank Close**  
Micklefield, Leeds, LS25 4EZ

**£250,000**

# 8 Daisy Bank Close

Nestled in the tranquil cul-de-sac of Daisy Bank Close in Micklefield, Leeds, this charming semi-detached house offers a perfect blend of modern living and comfort. Built in 2021, the property boasts three well-proportioned bedrooms, including a master suite with its own ensuite bathroom, ensuring privacy and convenience for the occupants.

Upon entering, you are welcomed into a spacious lounge that provides an inviting atmosphere for relaxation and entertainment. The heart of the home is undoubtedly the open-plan kitchen and dining area, which features an integrated double oven and an electric hob, complemented by a stylish stainless steel splashback and extractor. The patio doors lead seamlessly to the rear garden, allowing for an abundance of natural light and easy access to outdoor living.

The property also includes a main bathroom and a convenient downstairs WC, catering to the needs of family life. Ample storage cupboards throughout the house ensure that everything has its place, contributing to a tidy and organised environment.

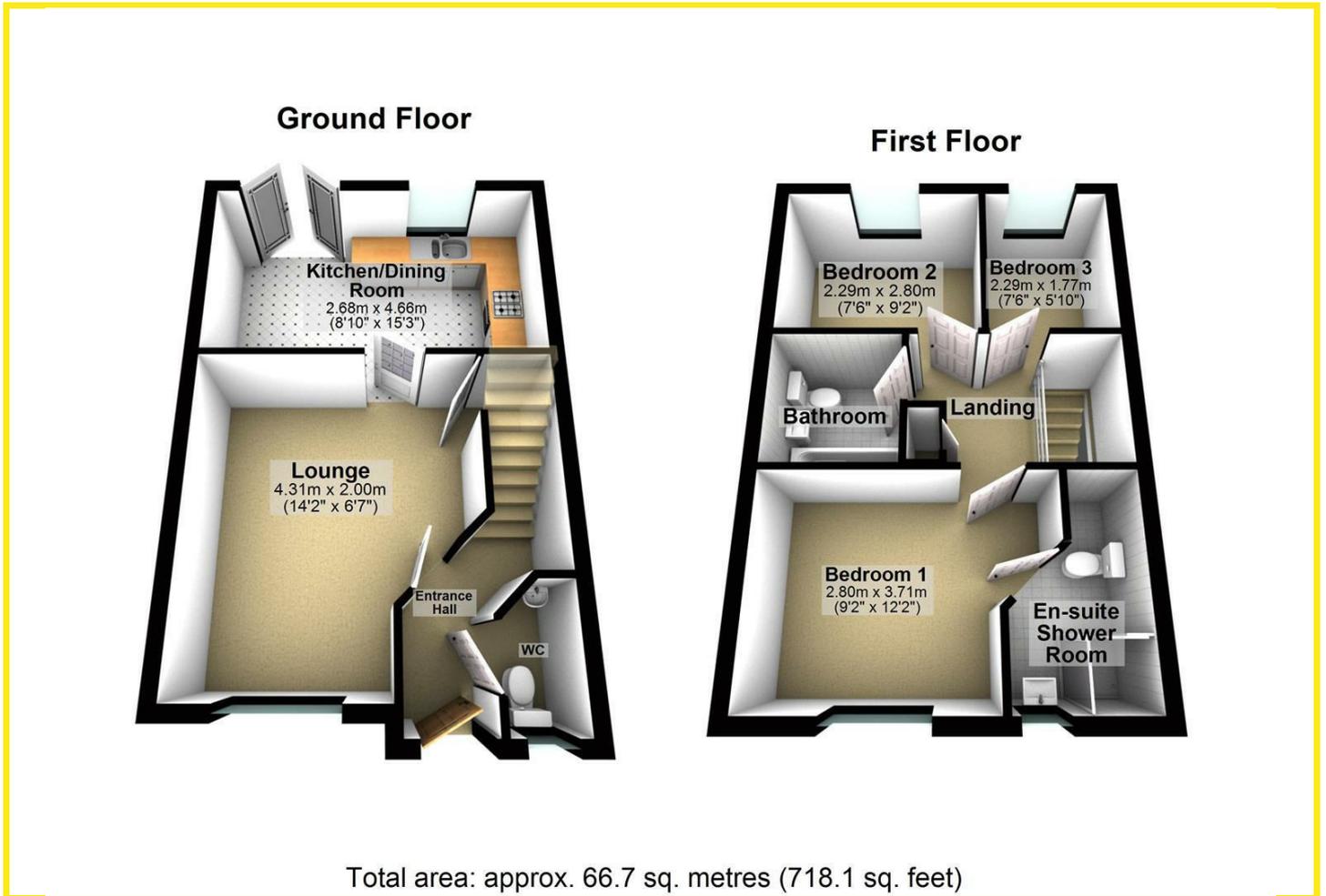
The enclosed rear garden is a delightful retreat, featuring a new patio area perfect for al fresco dining and a garden shed for additional storage. The sunny aspect of the garden makes it an ideal spot for enjoying the outdoors. A driveway to the side of the house provides off-street parking, adding to the convenience of this lovely home.

Situated in a sought-after area, this property is perfect for families or anyone looking for a peaceful yet accessible location. With its modern amenities and thoughtful design, this semi-detached house is a wonderful opportunity for those seeking a new home in Micklefield.





# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>97</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Directions

From the A63 Leeds/Selby Road turn into Micklefield on the old Great North Road. On entering the village proceed under the bridge and Haver Drive is your second right, Continue on Haver Drive and turn right, Daisy Bank Close can be found on the right hand side.

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