

*Mike*  
**Dobson**



**11 Davy Avenue**

Micklefield, Leeds, LS25 4FF

**£410,000**

# 11 Davy Avenue

Situated in the desirable location of Davy Avenue, Micklefield, Leeds, this stunning detached house offers a perfect blend of modern living and comfort. With four spacious bedrooms and two well-appointed bathrooms, this property is ideal for families seeking a welcoming home.

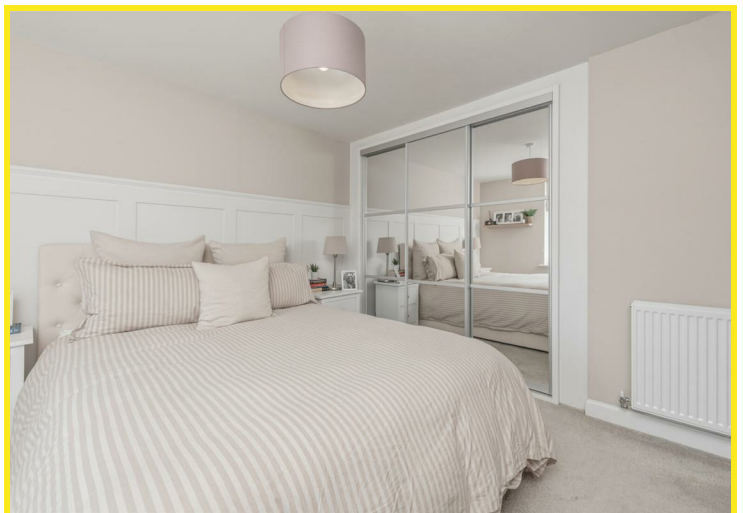
As you enter, you are greeted by a large lounge featuring a charming bay window that overlooks the green open space and park, allowing natural light to flood the room. The laminate flooring throughout the downstairs adds a contemporary touch, enhancing the overall aesthetic of the home. The heart of the house is undoubtedly the modern shaker-style kitchen/Diner, which has been thoughtfully upgraded and comes complete with integrated appliances, including a dishwasher, fridge/freezer, oven, and hob with extractor. Adjacent to the kitchen/Diner, a utility room provides additional workspace and houses a washer/dryer for your convenience.

The master suite is a true retreat, boasting mirrored sliding wardrobes and a lovely view of the greenery outside. It also features an en-suite bathroom with a stylish tiled shower area. The three additional double bedrooms are generously sized, with one other benefiting from fitted wardrobes, ensuring ample storage for all your needs.

The property also has hardwired ring security cameras plus an alarm system for added security.

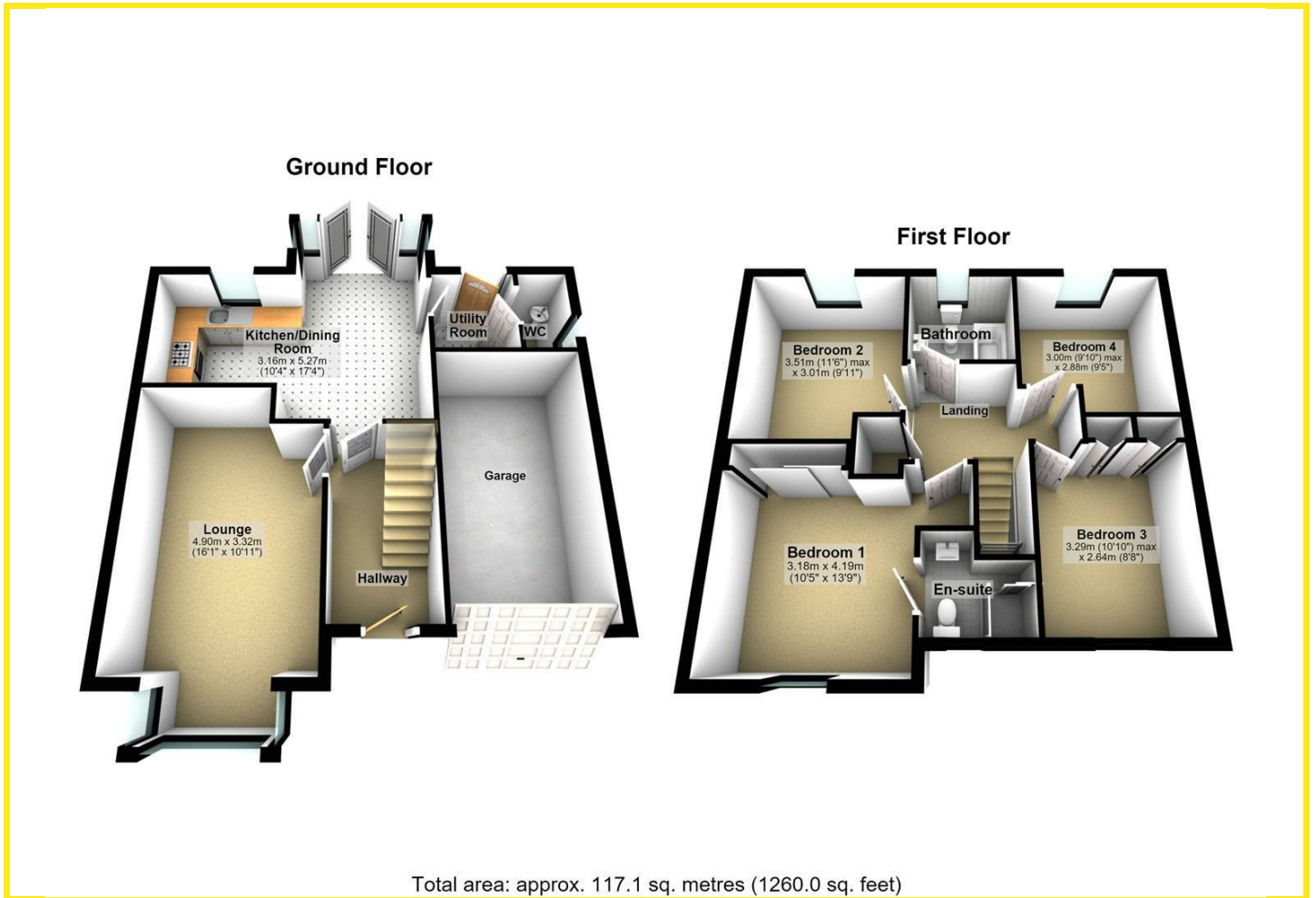
Outside, the property continues to impress with a block-paved driveway that accommodates two cars, complemented by a grassed area. The integral single garage which also houses an EV charger offers further practicality. The private rear garden is a delightful space, featuring a lawned area and a decked seating area, perfect for enjoying sunny days with family and friends.

This home is situated in a newly built sought-after area, close to transport links, making it an excellent choice for commuters and those looking to settle in a vibrant community. With its modern features and spacious layout, this property is not to be missed





# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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. Continue through the village, under the railway bridge and round the double bend. Turn right onto Davy Avenue where the property can be found on the left hand side and can be identified by our Agents board.

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98 Wolsey Croft, Sherburn in Elmet, LS25 6DP  
 Tel: 01977 684258 Email: sherburn@mDOBSON.CO.UK <https://www.mDOBSON.CO.UK>