

*Mike*

# Dobson



15 Waddle Road  
Micklefield, Leeds, LS25 4EP

**£375,000**

# 15 Waddle Road

Nestled on Waddle Road in the charming village of Micklefield, Leeds, this splendid four-bedroom detached house, built by Strata Homes in 2020, offers a perfect blend of modern living and comfort. With no onward chain, this property is ready for you to move in and make it your own.

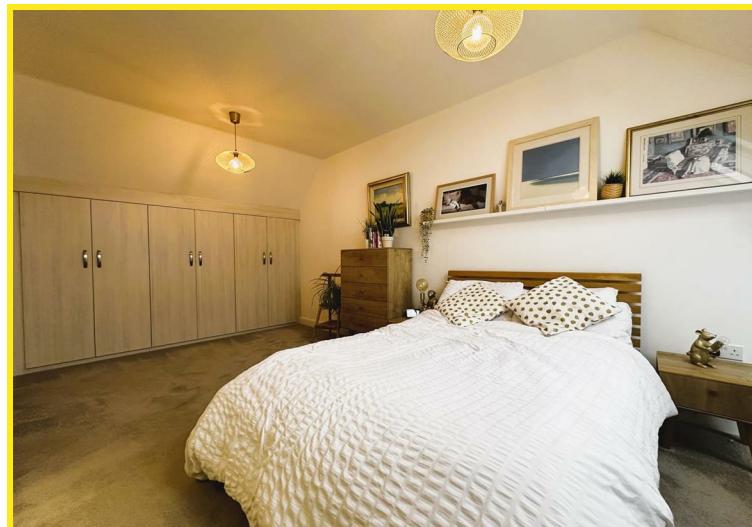
Upon entering, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining. The heart of the home is undoubtedly the modern fitted kitchen/diner, which boasts integrated appliances including a fridge freezer, dishwasher, washing machine, a four-ring halogen hob, and an electric oven. This well-designed space is perfect for culinary enthusiasts and family gatherings alike.

The property features four generously sized bedrooms, with the main bedroom benefiting from fitted wardrobes and a stylish en-suite bathroom, ensuring privacy and convenience. Bedrooms two and three also come equipped with fitted wardrobes, providing ample storage for your belongings.

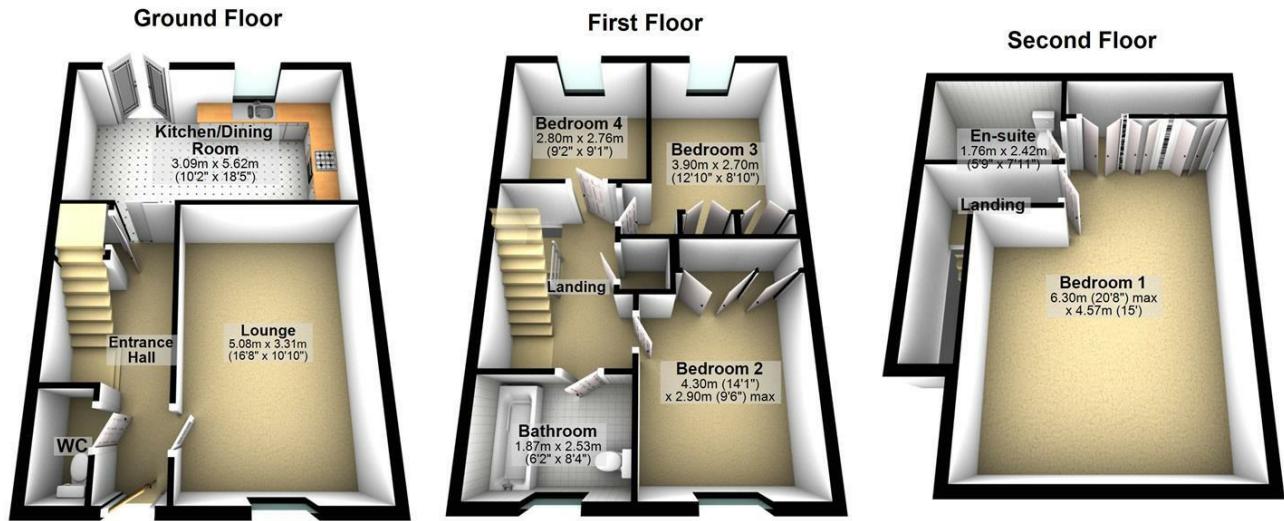
Outside, the property offers off-road parking and a garage, along with an electric vehicle charging point, catering to the needs of modern living. The private and enclosed rear garden is a delightful retreat, featuring a paved seating area and a well-maintained lawn, perfect for outdoor entertaining or simply enjoying the fresh air.

This home is not only a beautiful space but also a practical choice for families or professionals seeking a peaceful yet connected lifestyle. With its contemporary design and thoughtful features, this property is a must-see for anyone looking to settle in the Micklefield area.





## Floor Plan

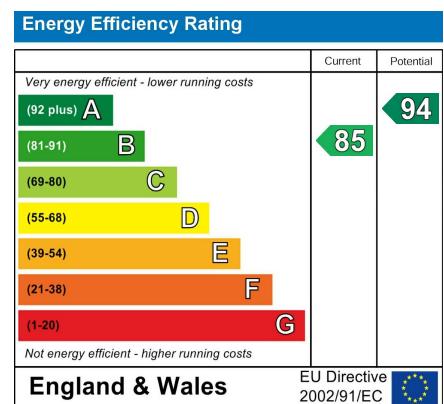


Total area: approx. 130.2 sq. metres (1402.0 sq. feet)

## Area Map



## Energy Efficiency Graph



## Directions

On entering the village of Micklefield through the road of Church Lane, at the junction take the right hand turning on to Great North Road. Take the first turning left on to Grange Farm Court, and then take the first turning left on to Waddle Road where the property can be found on the left hand side, as indicated by the agents board.

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