

Mike
Dobson



25 Waddle Road
Micklefield, Leeds, LS25 4EP

£395,000

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We are delighted to offer for sale this beautifully presented four-bedroom detached family home, built by Strata homes in 2021, and located within easy reach of the A1/M1 motorway.

This deceptively spacious property, which is spread over three floors, briefly comprises entrance hall, WC, lounge, kitchen/dining room, first-floor landing leading to three double bedrooms and the family bathroom, the second-floor landing leading to a spacious master bedroom with en-suite shower room. In addition, the property has PVCu double glazed windows, French doors from the dining area leading out into the rear garden, a modern range of wall & base units with matching splash-backs, a full range of integrated appliances to include electric hob, extractor, fridge/freezer, dishwasher, washing machine and wine fridge, the main bathroom being fully tiled and having a modern three piece white suite. The master bedroom is of a generous size and has a modern fitted en-suite shower room.

Externally, to the front of the property is a lawned garden. A tarmac driveway provides off road parking for two vehicles and leads to a detached garage with up and over door, power and light. A timber gate leads into the rear garden, which is a private and fully enclosed with a paved patio seating area and lawn. The property also benefits from two EV chargers.

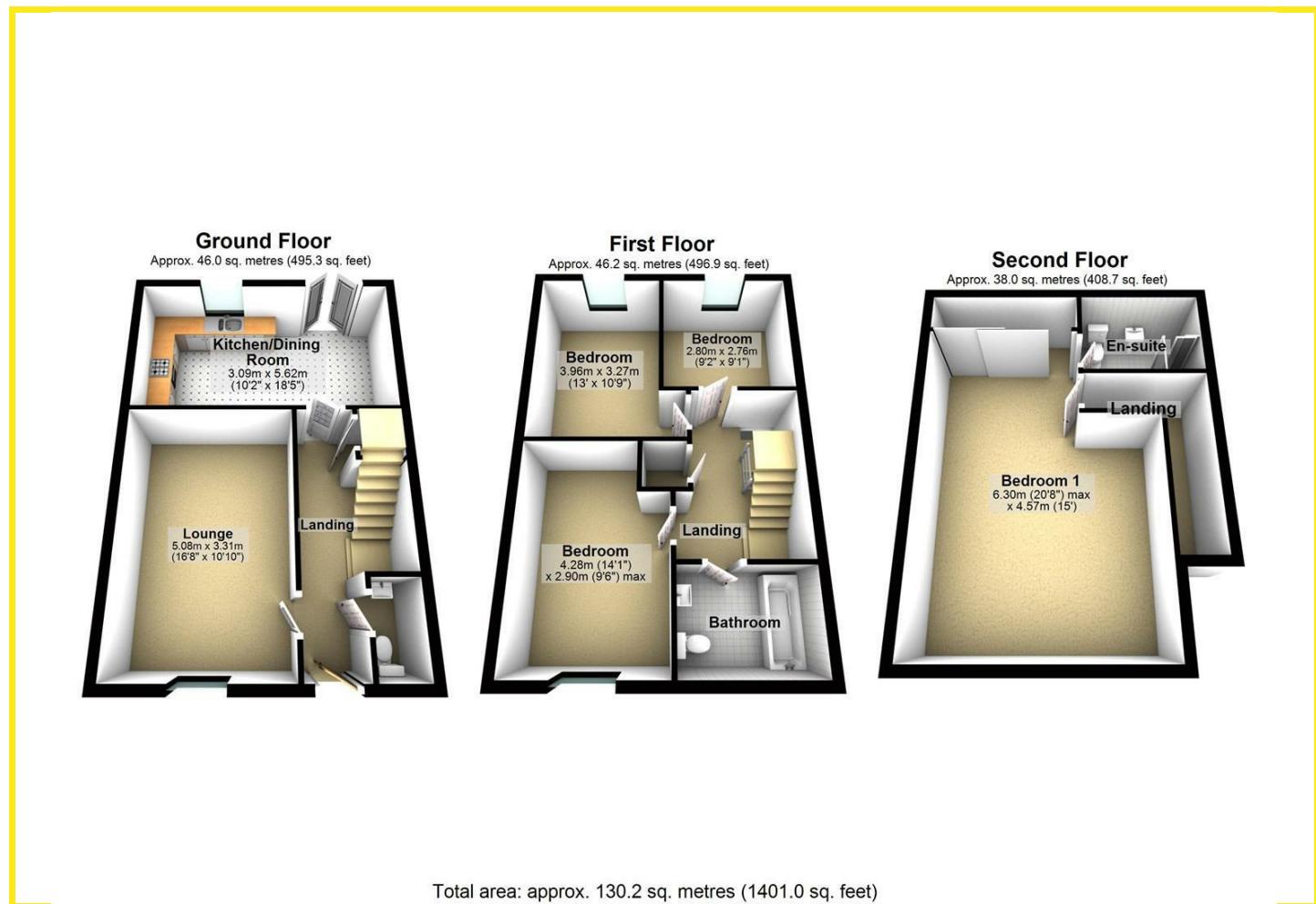
Book your viewing today to avoid missing out on this truly beautiful home.



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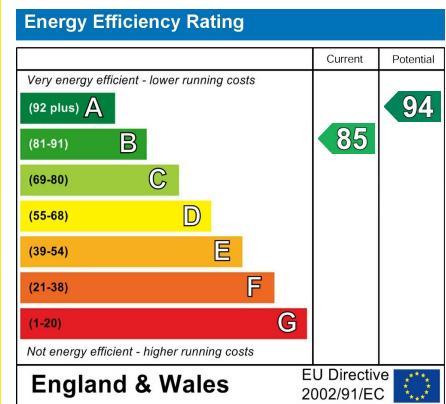
Floor Plan



Area Map



Energy Efficiency Graph



Directions

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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