

Mike  
**Dobson**



**27 Waddle Road**

Micklefield, Leeds, LS25 4EP

**Chain Free £440,000**

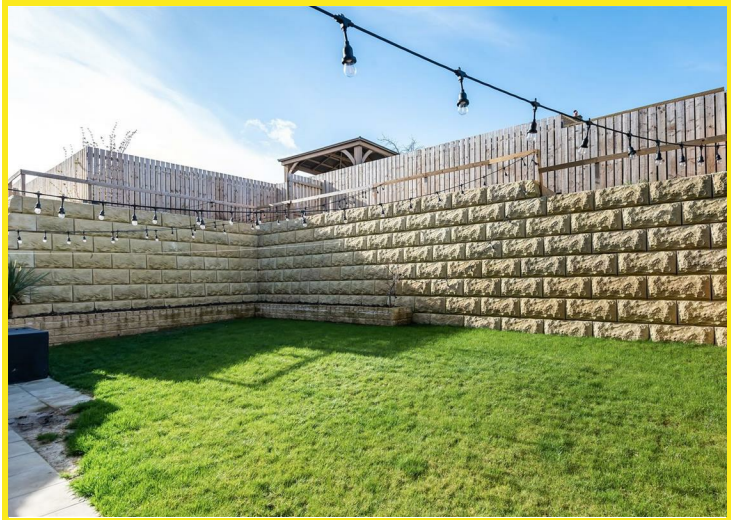
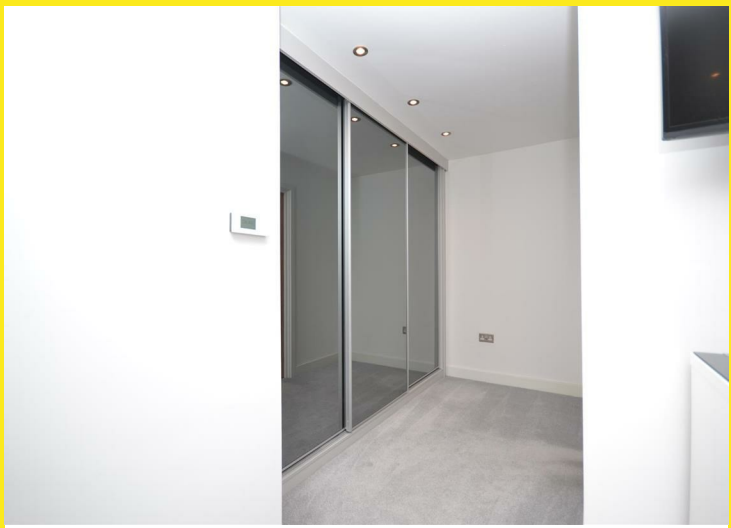
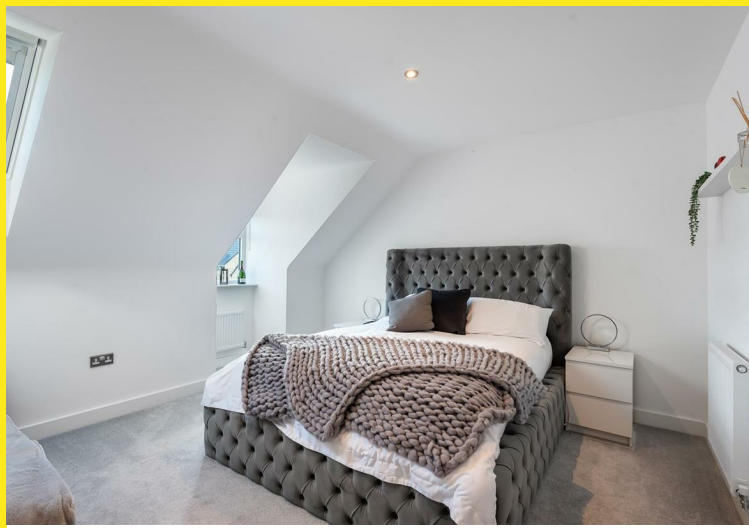


# 27 Waddle Road

An excellent opportunity to purchase a spacious 5 bedroom detached family home, built by Strata less than 1 year ago, and located on a cul-de-sac street of similar stone-built properties, within Micklefield. The extremely well presented & upgraded accommodation briefly comprises entrance hall, W.C., snug, dining area, kitchen, utility, first floor landing, lounge, bedroom 2, bedroom 4, bathroom/W.C., second floor landing, bedroom 1, bedroom 3 and bedroom 5. In addition the property has PVCu double glazed windows with blinds included, French doors from the dining area leading out into the rear garden, composite front entrance door, stunning extensive range of high gloss wall & base units with splash-backs, blind corner storage, five ring induction hob, extractor, grill/oven, oven, fridge/freezer, dishwasher, wine fridge, LED lighting to kick-space and under wall units, useful utility room with integrated washing machine, large lounge with three windows, fitted wardrobes all with sliding doors to bedroom 1, 2 and 4, main bathroom being fully tiled and having a large bath and double shower, access point to the loft which is fully insulated and LED wall mounted steam free mirrors to bathroom and en-suite. The property also has the added benefit of having an alarm system which covers the house and garage. Externally, to the front of the property is an open plan lawned garden. A wide tarmac driveway provides off road parking for two vehicles and leads to a large single garage with up and over door. Inside the garage is power and light. A lockable timber gate leads down a stone paved pathway and into the rear garden which is a fully enclosed, sunken private lawned garden with stone paved patio seating area, which is all surrounded by stone retaining walls.

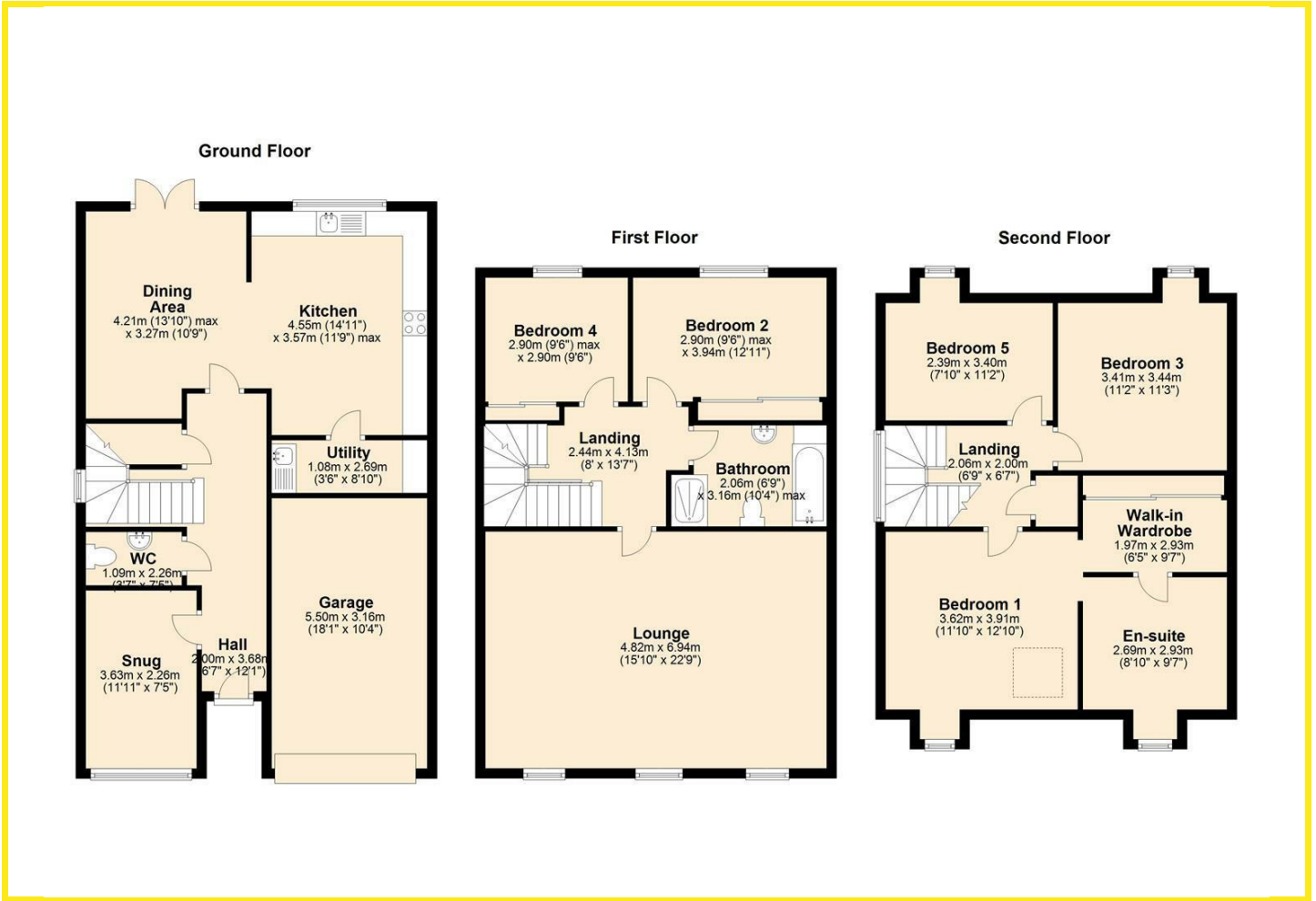
Council Tax Band F.



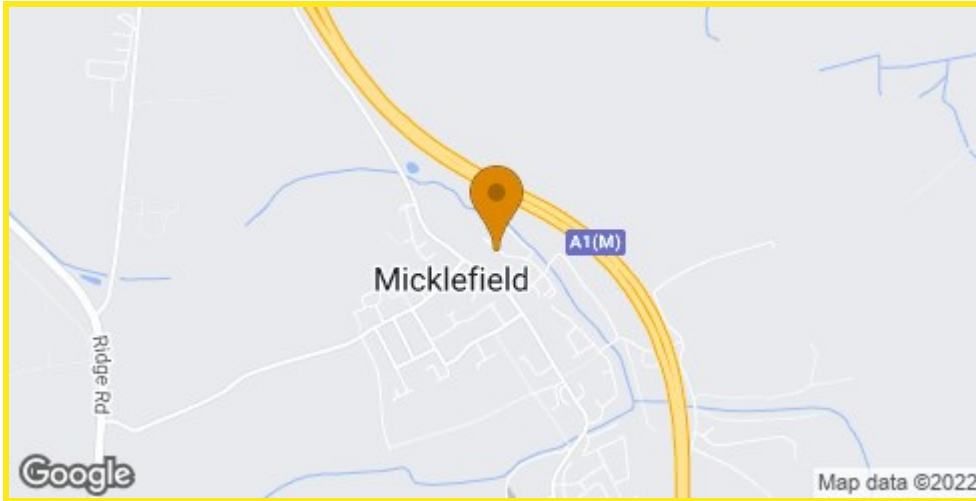




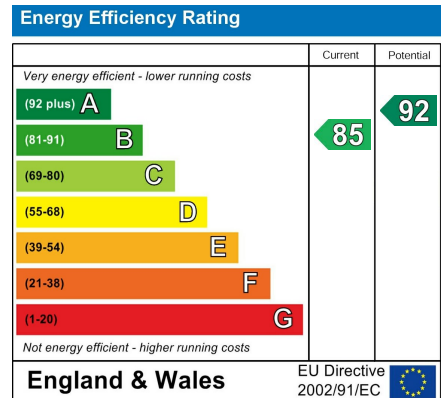
# Floor Plan



## 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 of the road.

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.