

Mike  
**Dobson**



**9 Church Lane**

Micklefield, Leeds, LS25 4AX

**£310,000**



# 9 Church Lane

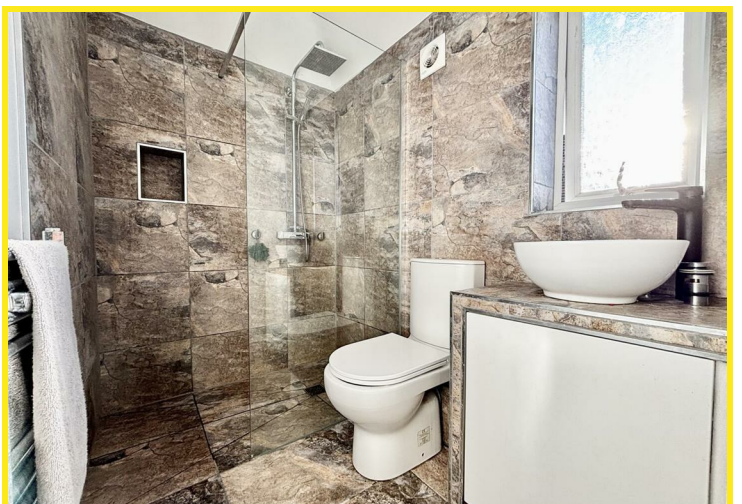
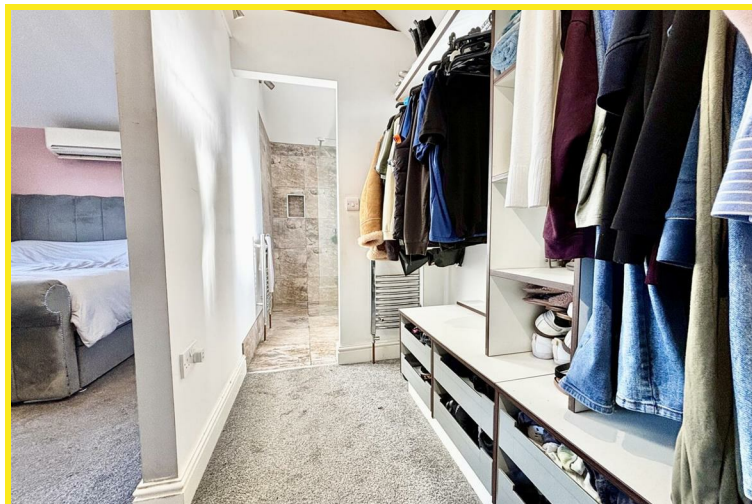
Nestled in the charming area of Church Lane, Micklefield, Leeds, this spacious and extended four-bedroom semi-detached house offers a delightful blend of comfort and modern living. Set on a generous corner plot, the property boasts an impressive layout that is perfect for families and those who enjoy entertaining.

Upon entering, you are greeted by a homely lounge featuring a stove set into the chimney breast, creating a warm and inviting atmosphere. The heart of the home is undoubtedly the large open-plan kitchen and dining room, which is equipped with a substantial range of units and a central island, providing ample space for culinary creativity and family gatherings. Adjacent to this, a conservatory with a solid tiled roof currently serves as a functional office space, allowing for a seamless work-life balance.

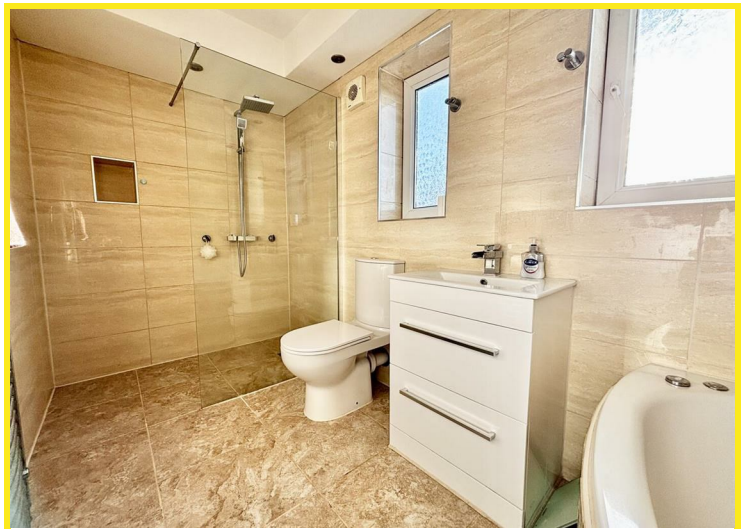
The ground floor also includes a convenient WC, enhancing the practicality of the home. Ascending to the first floor, you will find four double bedrooms. The main bedroom is particularly noteworthy, having an air-conditioning unit and featuring a dressing area and an en-suite shower room, ensuring a private retreat. The family bathroom is equally impressive, boasting a four-piece suite that includes a jacuzzi bath, a walk-in shower, a vanity wash basin, and a low flush WC.

Externally, the property is secured by electric gates that open onto a large tarmac driveway, providing parking. This leads to a larger-than-average integral garage with an electric shutter door, offering additional convenience. The rear garden is predominantly paved, making it low maintenance, and includes a shed for storage.

This exceptional property combines modern amenities with a welcoming atmosphere, making it an ideal choice for those seeking a family home in a desirable location.

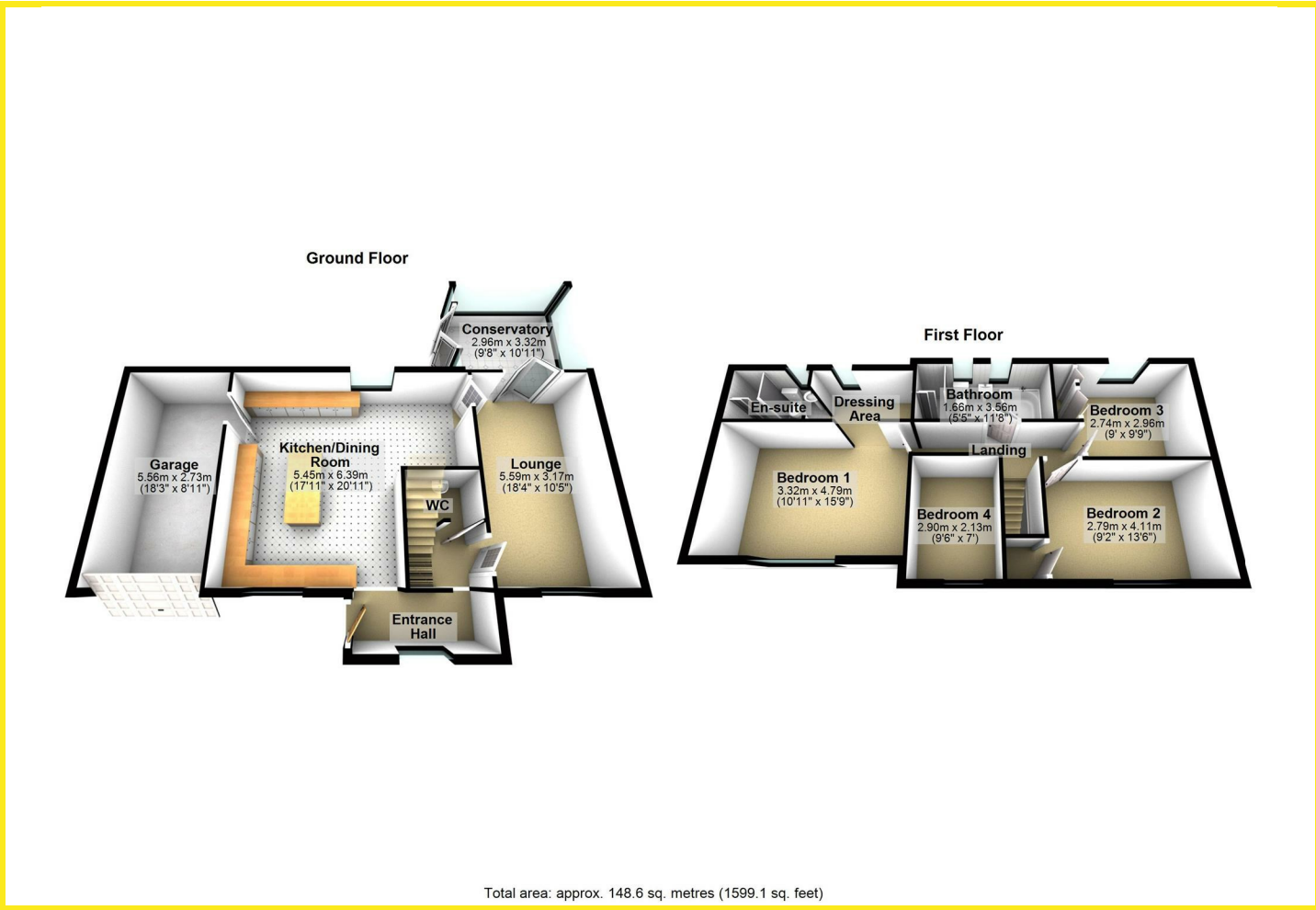








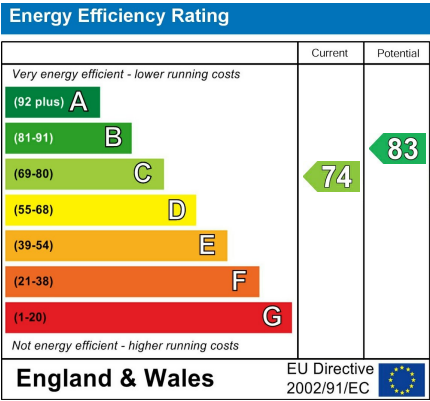
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From the A656 enter Micklefield on to Church Lane. Alternatively from the Old Great North Road in the village turn on to Church Lane.