Mike Dobson







7 Church Lane

Micklefield, Leeds, LS25 4AX

£250,000

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Nestled in the charming village of Micklefield, Leeds, this delightful three-bedroom semi-detached house on Church Lane offers a perfect blend of comfort and potential. Set on a fantastic corner plot, the property boasts ample outdoor space, including a wrap-around garden featuring both a lawned area and a decked space, ideal for enjoying sunny afternoons or entertaining guests.

Upon entering, you are welcomed into a hallway and then into a spacious lounge, which is bathed in natural light thanks to the patio doors that lead directly to the garden. The extended kitchen is a true highlight, equipped with an integrated double oven and gas hob, making it a joy for any home cook. There is also a separate dining room providing an inviting space for family meals or gatherings. Additionally, a separate utility room enhances the practicality of the home.

The property comprises two generously sized double bedrooms and a single bedroom, providing ample accommodation for families or guests. The bathroom is a luxurious retreat, featuring a corner spa bath with a shower overhead, perfect for unwinding after a long day. For those in need of extra storage, the loft has been boarded, offering a convenient solution.

This home is equipped with modern conveniences, including solar panels that help manage electricity costs and a Vaillant boiler that has been serviced yearly, ensuring peace of mind for the new owners. The single detached garage and driveway provide ample parking for multiple vehicles, adding to the overall appeal of this property.

With possibilities for further extension, this semi-detached house is not just a home but a canvas for your future aspirations. Whether you are looking for a family residence or a property with potential for growth, this charming house in Micklefield is certainly worth considering.









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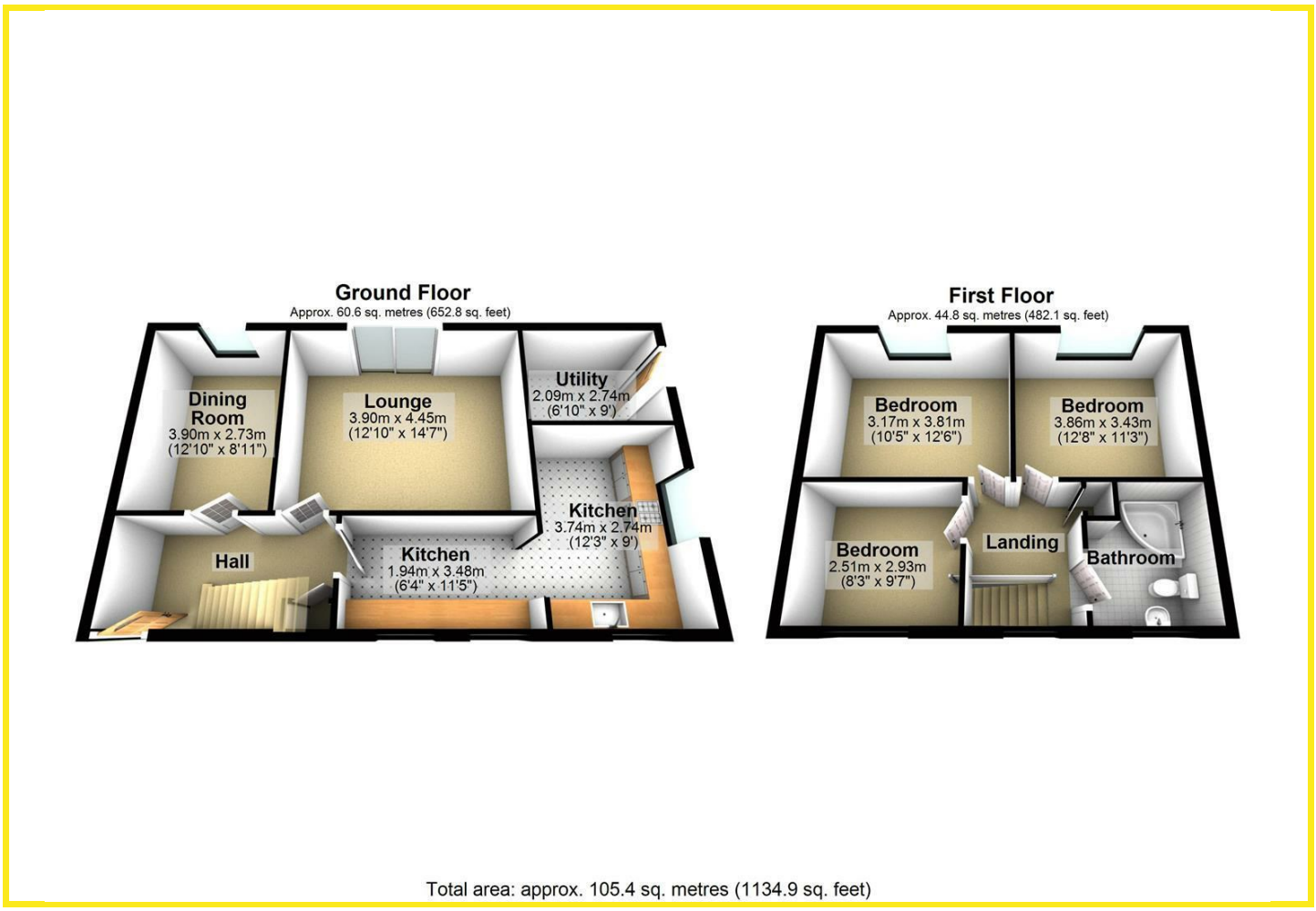
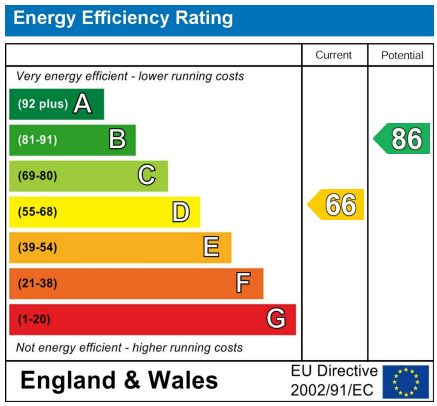
Floor Plan



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.

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