



Davy Avenue, Micklefield, Leeds, LS25 4FF

- FOUR BEDROOM SEMI DETACHED HOUSE
- TWO LEVEL GARDEN
- CLOSE TO AMENITIES
- IMMACULATELY PRESENTED
- OFF STREET PARKING
- EPC RATING - B / COUNCIL TAX BAND - C

Offers Over £325,000



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DESCRIPTION

Hunters Wetherby are delighted to present this immaculate four-bedroom semi-detached house situated on Davy Avenue in the sought-after area of Micklefield. This property is perfect for families or those seeking a spacious home.

As you enter the property, you are greeted by a light and spacious entrance hallway that sets the tone for the rest of the home. Throughout the ground floor is beautiful herringbone flooring.

The contemporary kitchen features striking navy wall and base units complemented by luxurious gold handles and stunning quartz worktops. The under-cabinet lighting adds a sophisticated touch, enhancing the kitchen's modern aesthetic. Integral appliances including a fridge freezer, wine fridge, double oven, hob, washer/dryer and dishwasher, making it a dream for any culinary enthusiast. The bay window to the front of the property allows natural light to flood the room

The lounge is undoubtedly the heart of the home, featuring a stunning bespoke built media unit that adds a touch of elegance with the electric fire, complemented by stylish shelving and spotlights. Patio doors lead out into the rear garden.

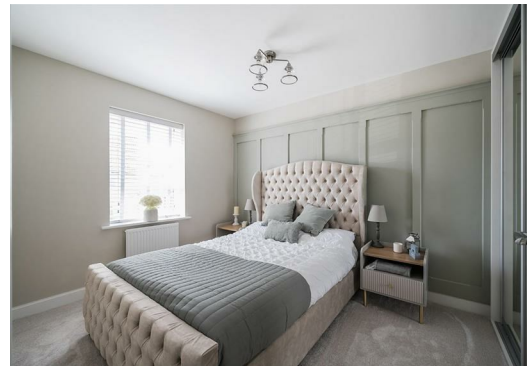
To the first floor are three bedrooms and house bathroom. Bedrooms two and three are particularly appealing, showcasing stylish panelling that adds a contemporary touch to the decor. Both rooms also come equipped with fitted wardrobes.

The house bathroom finishes the first floor which comprises of fully tiled walls and floor, shower over bath, low level w/c and wash hand basin.

The second floor is dedicated to the main bedroom, which is impressively spacious. This room not only accommodates space for a bed but also allows for a dressing area and you could even create a cosy reading nook, making it a true retreat. The built-in wardrobes provide ample storage. The en-suite consists of fully tiled walls and floor, large walk in shower, low level w/c and wash hand basin. This bedroom also has views over the beautiful scenery to the rear of the property.

Externally, to the front of the property is a driveway providing off street parking for two vehicles and an electric vehicle charger.

The beautifully landscaped two-level garden at the rear which the current owners have thoughtfully designed to create this outdoor space into an idyllic retreat for gatherings with friends and family. The upper level boasts a stunning decking area that overlooks the serene woodland, making it an excellent spot for morning coffees or evening barbecues. Meanwhile, the lower level offers a charming patio area, perfect for enjoying the fresh air and sunshine.





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Approximate Area = 1231 sq ft / 114.4 sq m

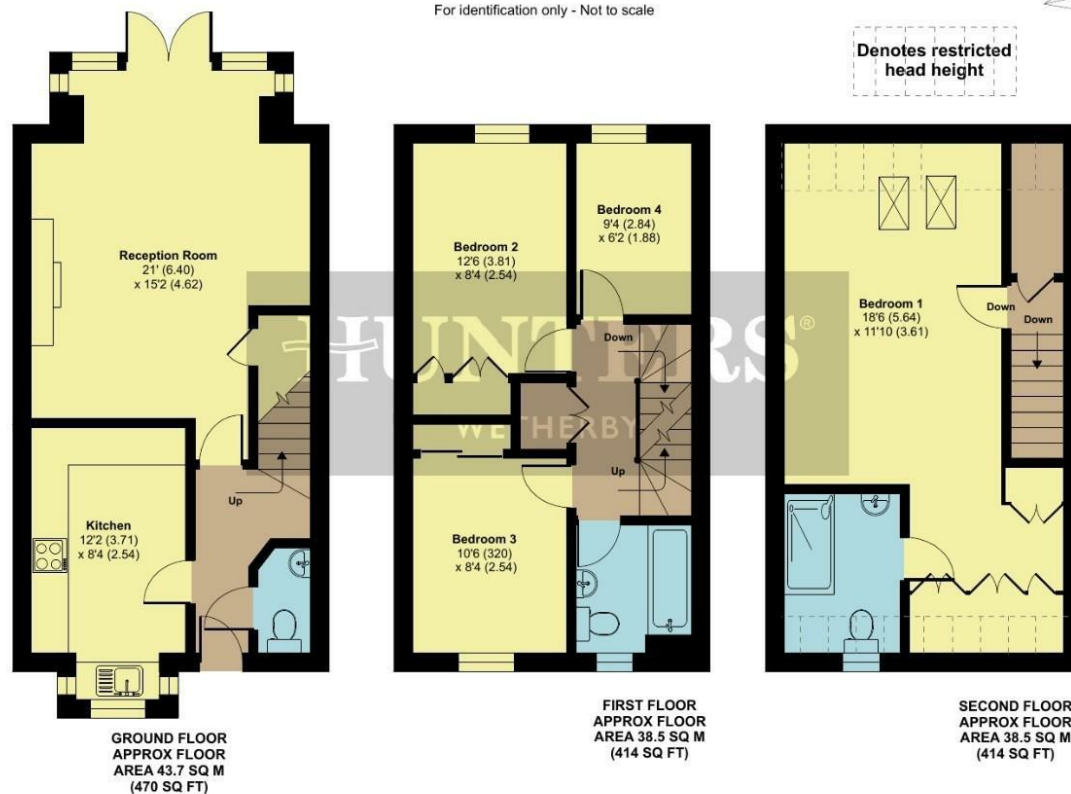
Limited Use Area(s) = 67 sq ft / 6.2 sq m

Total = 1298 sq ft / 120.6 sq m

For identification only - Not to scale



Denotes restricted head height



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Hunters Property Group. REF: 1268395

Viewings

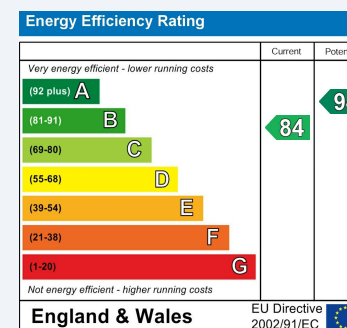
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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