



15 Winder Way, Micklefield, Leeds, LS25 4FX

An outstanding three bedroom detached contemporary home revealing tasteful interior design and an exacting specification throughout with a prominent corner plot, enclosed lawned gardens and excellent road and rail links for the busy commuter.

28 Market Place, Wetherby, LS22 6NE

Tel: 01937 586177

Email: wetherby@dacres.co.uk

dacres.co.uk   



**15 Winder Way, Micklefield, Leeds,
West Yorkshire, LS25 4FX**

Guide Price: £360,000

- Contemporary detached home
- Elegant full depth sitting room
- Superb dining kitchen
- Master bedroom with en-suite
- Two further bedrooms
- Stylish house bathroom
- Enclosed garden
- Driveway car parking



General remarks

With handsome stone elevations, double glazing and gas fired heating along with the remainder of the original builders warranty, this superbly presented detached family home is an ideal opportunity for the busy professional or family seeking ease of access to motorway and rail links serving local major commercial centres.

The owners have appointed the property to a very high standard with above normal levels of specification, including upgrades to kitchen and bathroom fittings and individual interior design finishes.

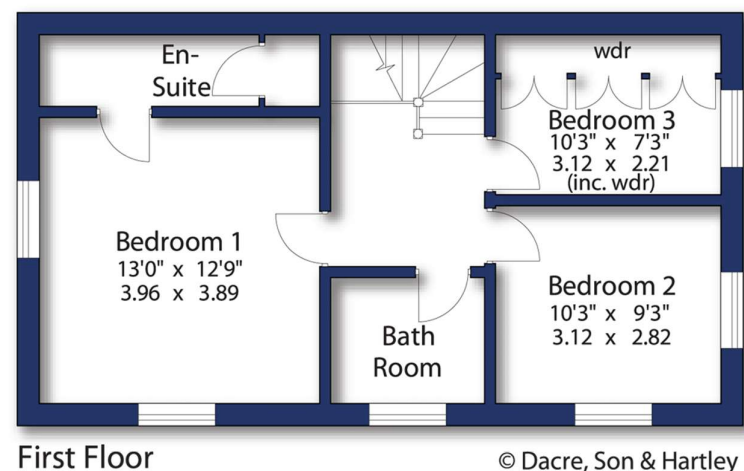
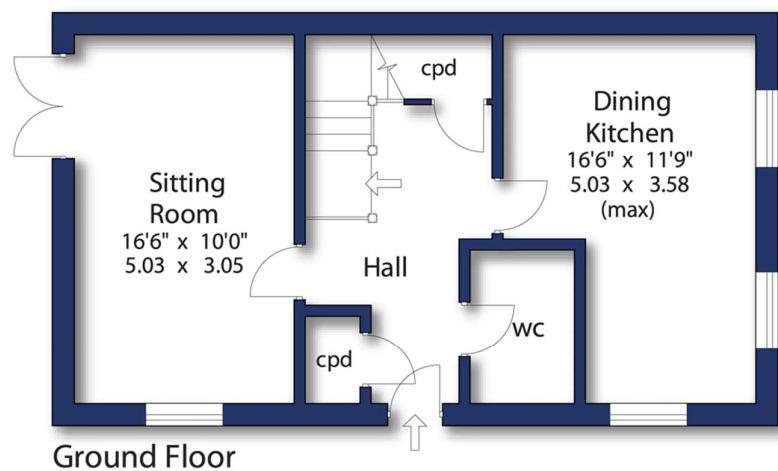
A welcoming reception hall with a guest cloakroom and useful cloaks cupboard leads to an elegant lounge having twin French doors opening directly to garden areas.

The superbly appointed dining kitchen has an extensive provision of fitted cabinets and Silestone work surfaces along with integrated appliances and windows to the front and side elevations. On the first floor the principal bedroom has its own en-suite facility and in addition there are two further family bedroom, one of which is currently fitted out as a dressing room and these are served by a stylish house bathroom.

The gardens have been predominantly laid to lawns, being fully enclosed to one side of the property, forming ideal and safe play areas for children and pets, beyond which is gated access to a privately owned side driveway with off road car parking for two vehicles.

This is a highly convenient setting for the purchaser seeking access to the area's leading commercial centres by road or the local railway station.

Floorplans



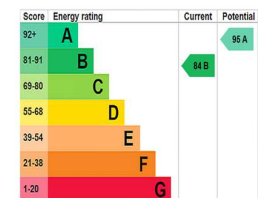
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Contact us



01937 586177



wetherby@dacres.co.uk

Directions

Upon entering the village of Mickelfield on Church Lane, turn right onto Great North Road. Pass under the railway bridge and turn immediately right into Pit Lane. Continue along, turn left into Winder Way where the property will be found further along on the left hand side, identified by our For Sale board.

What3Words again.flushed.enrolling

Local Authority & Council Tax Band

- Leeds City Council,
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- All mains services are installed
- Driveway parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: PAT260062