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23 Winder Way, Micklefield, Leeds, LS25 4FX

This superbly presented three bedroom semi-detached contemporary home is appointed to a high standard throughout and occupies a quiet yet convenient position on the outskirts of this popular Yorkshire village with excellent road links to major commercial centres.

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23 Winder Way, Micklefield, Leeds, West Yorkshire, LS25 4FX

Guide Price: £309,950

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







General remarks

With attractive stone elevations under a slate roof and benefiting from gas fired heating and double glazing, the property was originally constructed by Taylor Wimpey to a high specification and has the benefit of the remainder of its builder's warranty.

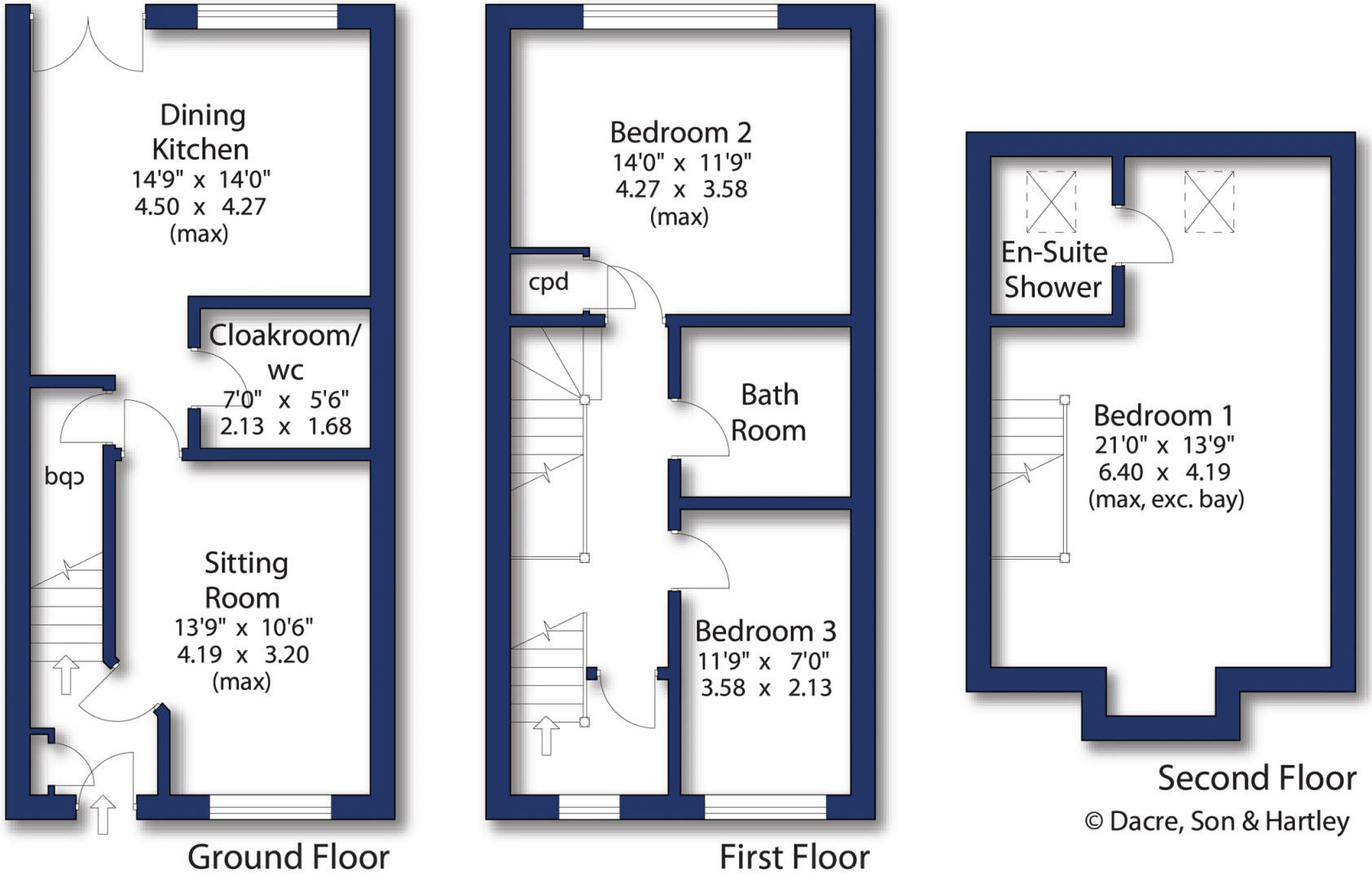
Arranged over three floors, the accommodation is approached via a reception hall which leads to an elegant sitting room with a window to the front. A high quality family dining kitchen boasts an excellent provision of fitted work surfaces, built-in cabinets and integrated cooking appliances with French doors opening onto rear gardens and a guest cloakroom / WC.

On the first floor there are two family bedrooms which are served by a house bathroom and a further staircase to the principal bedroom which is situated on the second floor, having its own en-suite shower room.

There is a generous provision of off road car parking on a side driveway, with lawned front gardens and attractively laid out rear gardens forming ideal and safe play areas for children and pets, also enjoying a good level of privacy.

Micklefield is conveniently situated to the east of Leeds, with excellent road links to the city centre as well as York and Wakefield, with motorway networks serving other commercial centres. There is a local railway station in the village which connects Leeds and York.

Floorplans



Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

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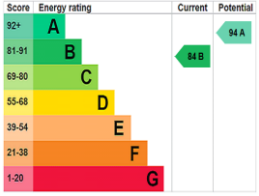









Contact us

01937 586177

wetherby@dacres.co.uk

Directions

Upon entering the village of Micklefield 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 and follow the road around where the property will be found further along on the left hand side, identified by our For Sale board.

What3Words guidebook.chuckling.balconies

Local Authority & Council Tax Band

- Leeds City Council,
- Council Tax Band is currently C

Tenure, Services & Parking

- Freehold – Estate Management Charge is currently £127.31 per annum
- 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.

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