

Mike  
**Dobson**



**15 East View**

Micklefield, Leeds, LS25 4DE

**£175,000**

# 15 East View

Nestled in the charming village of Micklefield, Leeds, this three-bedroom mid-terrace house presents an excellent opportunity for those looking to create their dream home. Offered with no onward chain, this property is in need of modernisation, which is reflected in its competitive pricing, making it an attractive prospect for both first-time buyers and investors alike.

Upon entering, you will find a lounge that flows seamlessly into a dining room, providing ample space for family gatherings and entertaining guests. The kitchen, while in need of some updating, offers a functional layout that can be transformed to suit your culinary needs. The first floor accommodates two well-proportioned bedrooms along with a family bathroom, ensuring comfort and convenience for all residents. A further bedroom is located on the second floor, perfect for guests or as a private study.

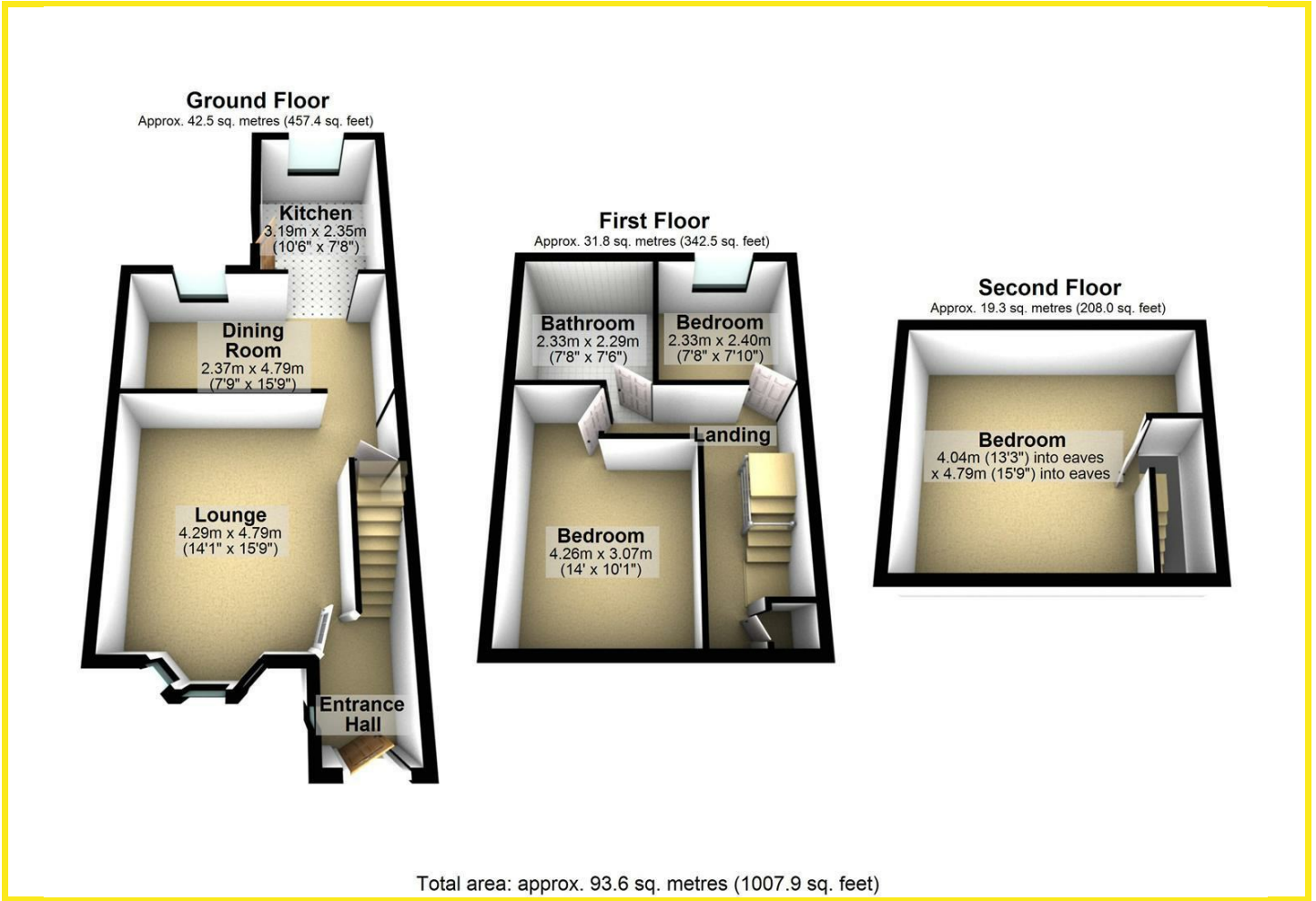
Externally, the property boasts a pleasant seating area and a lawn to the front, ideal for enjoying the fresh air. The rear garden is designed for low maintenance, primarily paved, allowing for easy upkeep while still providing a space to relax outdoors. Additionally, a garage offers valuable storage or parking options.

Situated in an ideal village location, this home benefits from easy access to local amenities and major motorways, making commuting a breeze. This property is a blank canvas waiting for your personal touch, and with its potential, it is not to be missed.

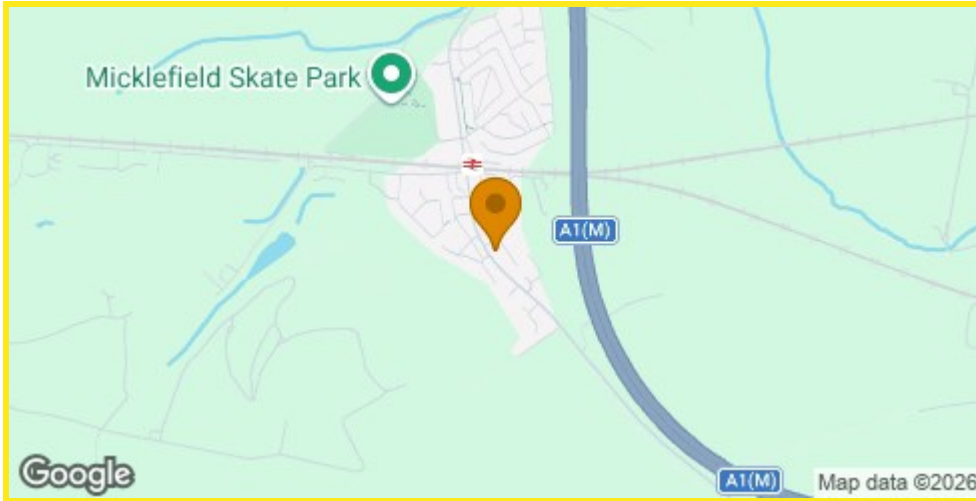




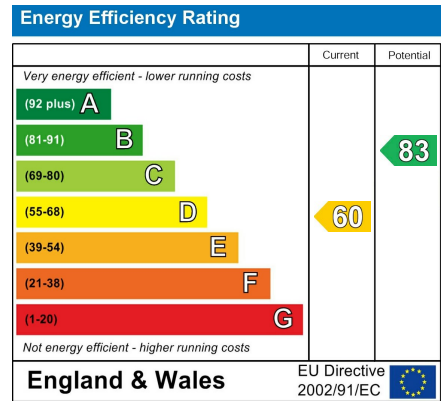
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

From the A63 Leeds/Selby Road turn into Micklefield on the Old Great North Road. East View can be found on the right hand side on entering the village.

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