



BROOKLANDS

SOUTH MILFORD | LS25 5DF





Rarely do these properties come to the market. After many years with the same family, this Two Bedroomed, End Terraced beloved home is now looking for new owners.

Stepping over the threshold through the front entrance porch and into the Kitchen/Diner with handy pantry and feature fireplace. A door leads into the spacious lounge which has folding doors into the extended Garden Room. The multi-fuel burner sits center stage with the back boiler hidden within the chimney breast. This stove is the main central heating system for the whole of the property.

The Garden room allows light to flood into the lounge but also provides extra living space with door out to the enclosed rear garden.



Upstairs, doors lead to the two bedrooms and bathroom with a further staircase leading to the loft room. Both bedrooms are of a similar size and offer lovely rural views.

Outside: Tote front is a low maintenance garden with concrete sectional garage and septic tank. To the rear is the enclosed 'Cottage' style garden.

Viewing is essential to appreciate the bags of potential on offer and enjoy the most of village life in this rural and desirable location.

FREEHOLD    EPC Rating 'TBC'    Council Tax Band 'B'    Solid Fuel Heating System    Septic Tank



EPC Required



24 Finkle Street, Selby, North Yorkshire YO8 4DS

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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