



15 SCHOOL LANE
SOUTH MILFORD, LS25 5NA

£395,000
FREEHOLD

An amazing family home is waiting for you in the lovely village of South Milford call Monroe! Close to amenities, excellent transport links and a village school, this is an ideal modern family home.

MONROE

SELLERS OF THE FINEST HOMES

15 SCHOOL LANE

- Detached Family Home • Three Spacious Bedrooms • Outstanding Open plan Kitchen Diner • Guest WC • Driveway With Parking • Single Garage • Private Garden • West Facing Garden



This stunning three-bedroom home, located in the highly popular South Milford, offers modern and ready-to-move-in accommodation. Meticulously well looked after by the current owner, refurbished with stylish interiors, ample living space, and quality finishes.

As you step into the home, you are welcomed by a warm and inviting entrance hallway. This leads to a spacious formal living room with wood-panelled walls, giving it a contemporary feel. There is also a W.C. and an impressive open-plan kitchen-living-dining area. This fantastic living space features a custom modern fitted kitchen with integrated AEG and Bosch appliances, as well as shiny wood flooring. The space is bright and airy, serving as the heart of the home, with French doors opening to the well-maintained west-facing garden, perfect for entertaining.

Upstairs, this wonderful family home offers three spacious bedrooms and a modern house bathroom. The bathroom is partially tiled and features a shower over the bath.

Externally, 15 School Lane features a beautiful west-facing garden with a landscaped lawn, a patio, ample parking, a newly installed EV charging point, and a single garage.

This fantastic family home is a must-see! Call Monroe now to book your viewing.

ENVIRONS

South Milford is a highly desirable area located around 3 miles south of Sherburn in Elmet town centre. The town centre offers a vibrant selection of independent and supermarket shops, restaurants, and café-delis. There is a primary school in the village, and the popular Sherburn in Elmet primary and secondary schools are nearby. Additionally, there are well-renowned schools locally, including Read Private School and St. Peter's in York. For commuters, the M62 provides convenient links to Leeds, Hull, York, and beyond. South Milford station offers direct rail links to Leeds, York, London, and Edinburgh. Furthermore, Leeds/Bradford airport is approximately a 45-minute drive away.

REASONS TO BUY

- A beautiful Bright and Spacious Family Property
- Well-presented throughout
- Three Bedrooms
- Modern House bathroom
- Fabulous Open-Plan Kitchen Diner with French Doors to the Garden
- Private Garden
- Driveway With Parking
- Superb Amenities Close By

SERVICES

We are advised that the property has mains water, electricity, drainage, and gas.

LOCAL AUTHORITY

Selby Council

TENURE

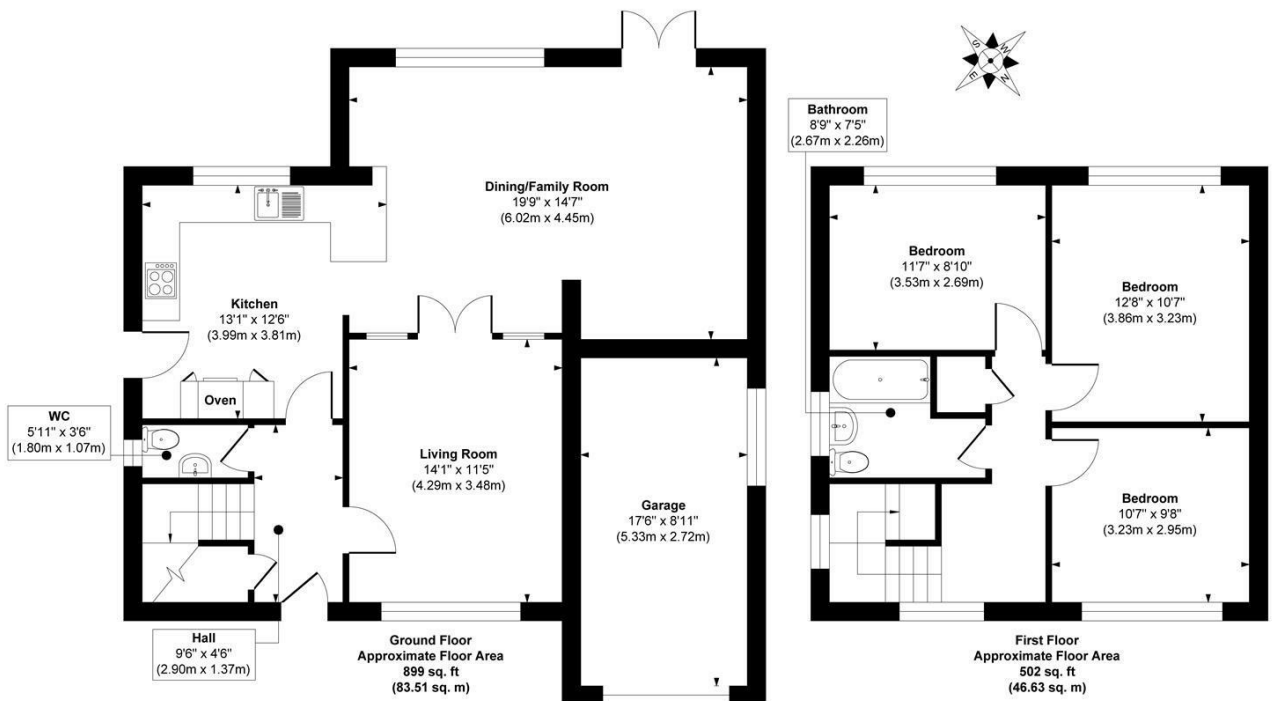
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

15 SCHOOL LANE





Approx. Gross Internal Floor Area 1401 sq. ft / 130.14 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Copyright © Zenith Creations.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Boston Spa Sales
 181a, High Street Boston Spa
 Wetherby
 LS23 6AA

01937 534755
 bostonspa@monroestateagents.com
 www.monroestateagents.com

MONROE

SELLERS OF THE FINEST HOMES