



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

9 Westfield Close, South Milford, Leeds, LS25 5AN

**HUNTERS**  
HERE TO GET *you* THERE



# 9 Westfield Close, South Milford, Leeds, LS25 5AN

## Asking Price £325,000

### DESCRIPTION

Hunters Selby are delighted to be able to offer for sale this well presented three bedroom detached home situated within the popular village of South Milford. The property benefits from a gas central heating system, UPVC double glazing and briefly comprising a spacious entrance hall, modern fitted kitchen, dining room and living room with log burning stove to the ground floor. To the first floor there is three bedrooms and a modern family bathroom. To the front of the property there is a driveway leading to a garage with parking for several vehicles along with a garden laid to lawn. To the rear of the property there is a further garden laid to lawn along with patio area, mature shrubs and fencing around the perimeter. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

### LOCATION

South Milford is a popular historic village within easy reach of the main centres of Selby, York and Leeds. The village has its own facilities including shops, public houses and restaurant with a further range of amenities available in the nearby towns of Selby, York and Leeds. Situated within approximately 5 minutes drive of the A1 with the A1/M1 link road, M62 and A64 also being within close proximity.

### DIRECTIONS

From Selby Town centre proceed along the A63 Leeds Road, through the village of Thorpe Willoughby and Hambleton. On entering Monk Fryston continue onto Main Street and then turn onto Lumby Lane. Continue on Lumby Lane and take the second exit at the roundabout onto Low Street. Turn left onto Sand Lane then turn onto Westfield lane. Take a final right turn onto Westfield Close where the property can be identified.

### Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; C

EPC Rating :

Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884

[selby@hunters.com](mailto:selby@hunters.com) | [www.hunters.com](http://www.hunters.com)













