



Sand Lane | South Milford | LS25 5BA

£529,000

Four bedroom detached dormer bungalow | Council Tax Band E | EPC Rating E

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STUNNING PLOT WITH FAR REACHING VIEWS. SOUTH-FACING GARDEN. DETACHED DOUBLE GARAGE. VACANT POSSESSION.

A rare opportunity to purchase on Sand Lane overlooking fields. Set in the popular village of South Milford this large detached dormer bungalow has so much potential to offer. Subject to planning, some may want to extend or even look to convert the large garage to the rear. Set on an incredible plot with ample gardens, a long drive providing ample parking for several vehicles and an integral single garage plus a further detached double garage. The property briefly comprises to the ground floor; entrance hall, lounge, modern fitted kitchen, dining room, shower room, bedroom, bedroom/sitting room and a large conservatory to the rear. To first floor there are two bedrooms, one having en-suite facilities and both having fitted wardrobes. Set within easy access of amenities and motorway links.

Ground Floor

Hall

Frosted window to the front with a timber entrance door, radiator, oak staircase to the first floor landing, cupboard and doors to the lounge, dining room, bathroom and both bedrooms.

Kitchen 3.38m x 3.33m (11'1" x 10'11")

Boasting a modern range of wall and base units with complementary work surfaces, matching upstand and a centre island unit. Stainless steel one and a half bowl sink and drainer with mixer tap, integrated double oven, hob with extractor over, dishwasher, washing machine and fridge/freezer. Tiled flooring, a contemporary radiator, down lighters to the ceiling, PVCu double-glazed entrance door, a window to the rear aspect and a door to the dining room.

Dining Room 3.45m x 3.91m (11'4" x 12'10")

Coving to the ceiling, aluminium double-glazed patio doors to the conservatory, two radiators, coving to the ceiling and a door to the hall.

Conservatory 3.02m x 7.67m (9'11" x 25'2")

Tiled flooring, radiator, polycarbonate roof, double-glazed windows, a side entrance door and French doors to the rear garden.

Lounge 5.21m x 3.63m (17'1" x 11'11")

Focal fireplace with a coal effect gas fire, PVCu double-glazed window to the front aspect, radiator and coving to the ceiling.

Bedroom 3.63m x 3.28m (11'11" x 10'9")

PVCu double-glazed window to the front aspect with a radiator beneath and fitted wardrobes.

Sitting Room/Bedroom 2.72m x 3.78m (8'11" x 12'5")

PVCu double-glazed window to the rear aspect into conservatory and with a radiator beneath. Built-in bookcase/cabinet, downlighters and coving to the ceiling.

Bathroom

Fully tiled walls, a large shower enclosure, vanity housed wash hand basin and unit housed low flush WC. Central heated towel warmer, ceiling spotlights, laminate flooring and coving to the ceiling.

First Floor

Landing

'Velux' skylight, storage to the eaves and hot water cylinder, downlighters, loft hatch and doors to both bedrooms.

Bedroom 4.23m x 3.33m (13'11" x 10'11")

PVCu double-glazed window to the rear aspect overlooking a field and having far reaching views. Fitted wardrobes, radiator and a door to the en-suite.

En-suite

Fully tiled walls and floor, a large single shower enclosure, vanity housed wash hand basin, bidet and low flush WC. 'Velux' skylight, downlighters and a radiator.

Bedroom 4.17m x 3.96m (13'8" x 13'0")

PVCu double-glazed window to the rear aspect overlooking a field and having far reaching views. Having fitted wardrobes and a radiator.

Exterior

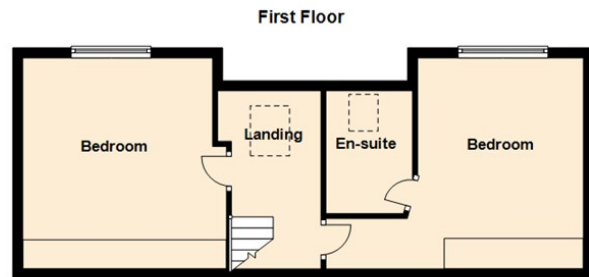
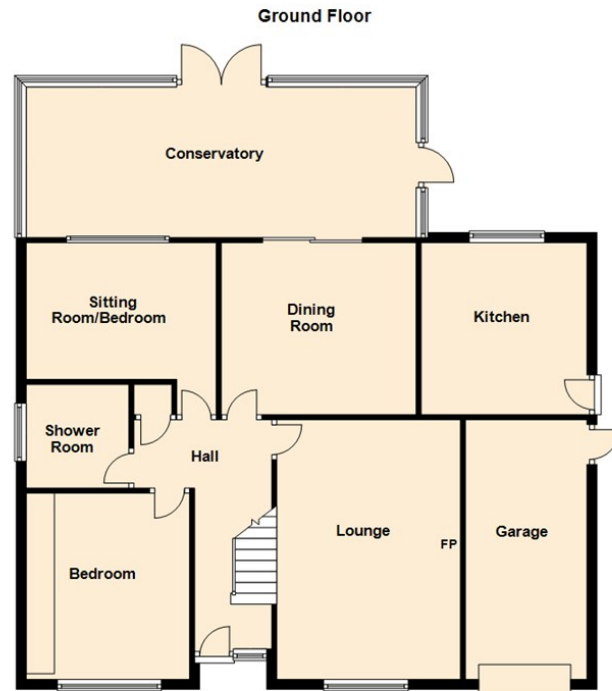
To the front is a double wrought-iron gated access to a tarmac drive which leads to single integrated garage and to a detached double garage at the rear. There is also a

well manicured lawn with surrounding shrubs and plants. The rear garden is immense and mainly laid to lawn, again well manicured with a rockery, greenhouse, shed and having an amazing outlook over fields.

Double Garage (Detached) 7.44 x 6.82 reducing to 4.32 (24'4" x 22'4" reducing to 14'2")

Having a key coded electric roller shutter door with a further electric roller shutter door, a security alarm and two windows to the rear aspect overlooking fields.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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