



Field View | South Milford | LS25 5GH

£439,995

Four bedroom detached | Council Tax Band D | EPC Rating C

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\*\*\*STUNNING EXTENDED FAMILY HOME. VIEWS TO REAR. OPEN-PLAN KITCHEN/FAMILY/DINING.\*\*\*

This immaculate extended family home is a gem in the housing market. With its stunning open-plan extended kitchen living space and beautiful view, it offers the perfect combination of modern living and tranquility.

This property boasts four bedrooms, including a bedroom with an en-suite, providing ample space for a growing family. The modern kitchen is equipped with a kitchen island, modern integrated appliances and quartz counter-tops, making it a dream for any aspiring chef. The utility room offers convenience and additional storage space.

The property features two reception rooms due to the garage conversion, providing ample space for entertaining guests or creating a cosy retreat. The abundance of natural light from the kitchen extension with bi-fold doors creates a bright and airy atmosphere. Gas central heated with solar hot water heating and PVCu double-glazing.

Located in a sought-after area, this property benefits from excellent public transport links, making it ideal for commuters. Nearby schools ensure convenience for families with children. Local amenities are within easy reach, making day-to-day errands a breeze.

This property is extended to the ground floor level, offering additional living space for your family's needs.

With a family bathroom, this property ensures that there is no need to queue for your morning shower.

Don't miss out on the opportunity to make this house your home.

## Ground Floor

### Entrance Hall

Composite entrance door, radiator and stairs to the first floor landing.

### Lounge 6.08m x 3.53m (19'11" x 11'7")

PVCu double-glazed bay window to the front aspect, radiator and a feature wood burner. Door to kitchen/dining/family room.

### Kitchen/Dining/Family room 6.50m x 5.64m (21'4" x 18'6")

A stunning open-plan entertaining space with a modern fitted kitchen having integrated appliances comprising; full height fridge and freezer, microwave oven and dishwasher.

Space for a range, ample unit space with large pull out larder units and a feature island with quartz counter tops. Ample living space with a family area and dining area. 'Velux' skylights as well as bi-fold doors to the rear garden giving ample light and overlooking the field to the rear of the garden.

Door to utility and WC.

### WC

Tiled with a vanity housed wash hand basin and WC, radiator and laminate flooring.

### Utility 2.64m x 1.37m (8'8" x 4'6")

Side entrance door, PVCu double-glazed window, worktop, plumbing for a washing machine and a door to the study/bedroom.

### Study/Bedroom 3.61m x 2.29m (11'10" x 7'6")

PVCu double-glazed window to the side aspect and a radiator.

Formerly the garage, which has been partly converted with now a flexible use to the buyers who need a reception/study or even additional bedroom.

## First Floor

### Landing

Cylinder cupboard and a loft hatch with a pull-down ladder, light and which is boarded. Doors to rooms.

### Master Bedroom 3.98m x 3.67m (13'1" x 12'0")

Fitted wardrobes, radiator, PVCu double-glazed window to the front aspect and a door to an en-suite.

### En-suite

Comprising; a single shower enclosure, vanity housed wash hand basin and WC, PVCu double-glazed window and a chrome central heated towel warmer.

### Bedroom 2 4.08m x 2.86m (13'5" x 9'5")

PVCu double-glazed window to the front aspect, radiator and a fitted wardrobe.

### Bedroom 3 3.35m x 2.59m (11'0" x 8'6")

Radiator, fitted wardrobe and a PVCu double-glazed window to the rear aspect with views over a field.

### Bedroom 4 2.77m x 2.57m (9'1" x 8'5")

Radiator, fitted wardrobe and a PVCu double-glazed window to the rear aspect with views over a field.

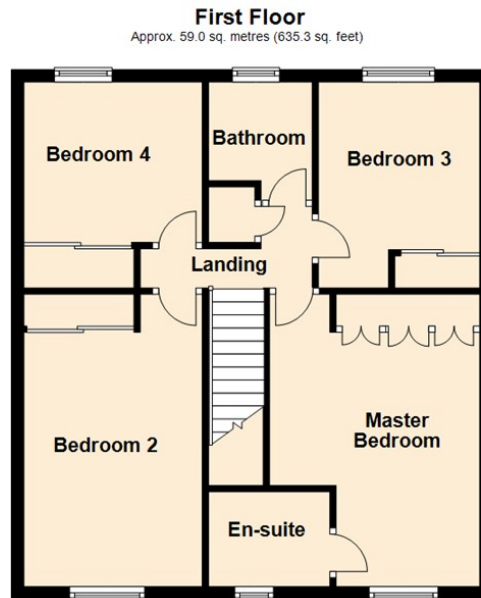
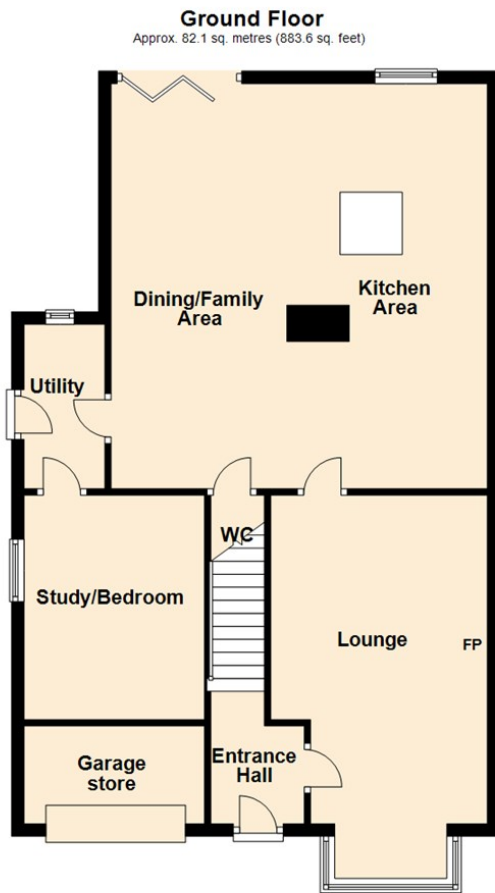
## Bathroom

Comprising; a straight panelled bath with screen and shower over, pedestal wash hand basin and push flush WC. Contemporary tiling to the walls, radiator and a PVCu double-glazed window.

## Exterior

To the front is a double tarmac drive with an EV charge point, artificial lawn and bin store. The rear is well enclosed offering a good degree of privacy with a low maintenance artificial lawn, a flagged patio and having a views over the field to the rear.





Total area: approx. 141.1 sq. metres (1518.9 sq. feet)

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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