



Westfield Lane | South Milford | LS25 5AP

Guide Price £425,000

Three bedroom split-level family home | Council Tax Band E | EPC rating D

Emsleys | estate agents

*****DECEPTIVELY LARGE FAMILY HOME - STUNNING LOCATION
- SET OVER THREE FLOORS*****

Guide price £425,000 - £450,000.

This well appointed family home must be seen to be appreciated. With a deceptive appearance to the front of a true bungalow, but actually having three levels of accommodation. Briefly comprising; entrance hall, a fabulous open-plan lounge/dining/kitchen area, utility room with WC, a lower ground floor level comprising of two well appointed bedrooms with a shower room and utility/rear entrance porch and a first floor master bedroom with an en-suite bathroom having a four piece suite. Double integral store garage with parking to the front for three cars, low maintenance gardens to the front with superb rear gardens which are well enclosed with a good amount of privacy and well landscaped with the majority being laid to lawn with surrounding bedding borders and a decked patio with a pergola. PVCu double-glazed, a gas central heating system and set in the delightful location of South Milford, tucked away off Westfield Lane but within easy reach of A1/M1/M62, Leeds, York and Selby. Overall a fabulous example of a three bedroom detached family home.

Don't delay and contact us now to arrange your viewing.

Ground Floor Level

Hall

Having a composite double-glazed entrance door with double-glazed frosted side partition window, single panelled central heating radiator, wood flooring and door to the lounge area.

Lounge area 9.14m x 4.17m (30'0" x 13'8")

Having a focal fireplace with PVCu double-glazed twin windows to the front aspect with a double panelled central heating radiator beneath. Down lighters to the main living area with double-glazed sliding patio doors to a balcony with a seating area. Open-plan to the dining area.

Dining area 2.29m x 3.35m (7'6" x 11'0")

Further PVCu double-glazed window with a double panelled central heating radiator beneath and stairs leading down to a lower ground floor level. Open-plan recess to the kitchen area.

Kitchen area 2.82m x 4.22m (9'3" x 13'10")

Boasting a range of light wood finish wall and base units with complementary work surfaces and splashback tiling. Inset one and a half bowl sink and drainer with mixer tap, integrated fridge with space and plumbing for a dish washer, space for a cooker with a chimney style stainless steel extractor overhead. Breakfast bar, down lighters to the ceiling, tiled flooring to the kitchen area and a double panelled central heating radiator. Stairs to the first floor accessing the master bedroom and a recess to the utility room.

Utility room 4.15 x 1.92 (13'7" x 6'3")

Having taken part of the garage, this useful conversion now adds a good size utility room comprising; wall units, larder units and a base unit with complementary work surfaces and matching upstand. Space for a tumble dryer, an additional fridge and freezer to a larder unit. Tiled flooring, down lighters to the ceiling, radiator and a bi-fold door to the WC and an integral door to the garage.

WC

Vanity housed wash hand basin, push flush WC, chrome central heating towel warmer, tiled flooring and an extractor fan.

First Floor

Master bedroom 4.37m x 3.81m (14'4" x 12'6")

Having a skylight double-glazed window, double panelled central heating radiator, feature beams to the ceiling and a door to the en-suite bathroom.

En-suite bathroom 4.14m x 1.98m (13'7" x 6'6")

Part tiled to two walls, fully tiled flooring, roll top cast-iron style bath with feet, pedestal wash hand basin, push flush WC and a shower enclosure. PVCu double-glazed frosted window, down lighters to the ceiling, extractor, single panelled central heating radiator and storage door to the eaves.

Lower Ground Level

Hallway 1.73m into recess x 6.45m (5'8" into recess x 21'2")

Having an under unit storage cupboard with a good sized

area for a dressing table, double panelled central heating radiator and laminate flooring. Doors to both bedrooms, shower room and utility/rear entrance.

Bedroom 5.59m x 2.36m (18'4" x 7'9")

Two PVCu double-glazed windows to the rear aspect with two single panelled central heating radiators beneath.

Bedroom 3.61m x 2.36m into recess (11'10" x 7'9" into recess)

PVCu double-glazed window to the rear aspect with a single panelled central heating radiator beneath.

Shower room 2.01m into recess x 1.37m (6'7" into recess x 4'6")

Tiled to walls with an arched shower enclosure, corner wall hung wash hand basin and push flush WC. Tiled floor, chrome central heated towel warmer, down lighters to the ceiling, extractor and a shaver point.

Utility 2.62m x 1.17m (8'7" x 3'10")

Having a wall unit, work surfaces and splashback tiling. Inset sink style bowl with base unit beneath, space and plumbing for a washing machine. Tiled flooring, single panelled central heating radiator and a single-glazed timber side entrance door.

Exterior

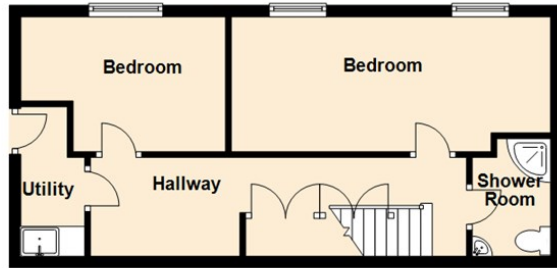
To the front is a well landscaped, low maintenance garden with a decorative circle flagged area surrounded by bedding plants. A brick boundary wall with drive access to a pebbled driveway providing parking for up to four vehicles and accessing the double garage with a roller shutter door. The superb rear garden is enclosed with a good amount of privacy and well landscaped with the majority being laid to lawn with surrounding bedding borders.

Directions

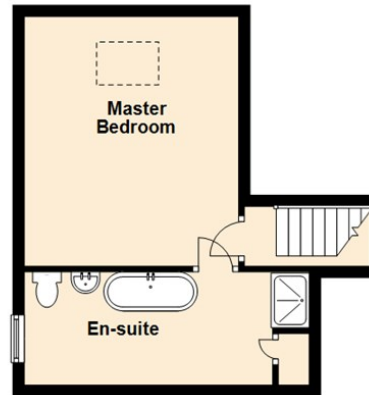
From our office in Sherburn In Elmet turn left onto Low Street and continue for approximately one mile and into South Milford. At The Swan Inn turn right onto High Street and continue, just after the park on the right turn left onto The Nook. At the junction turn left onto Westfield Lane where the property can be easily identified by the Emsleys for sale board.



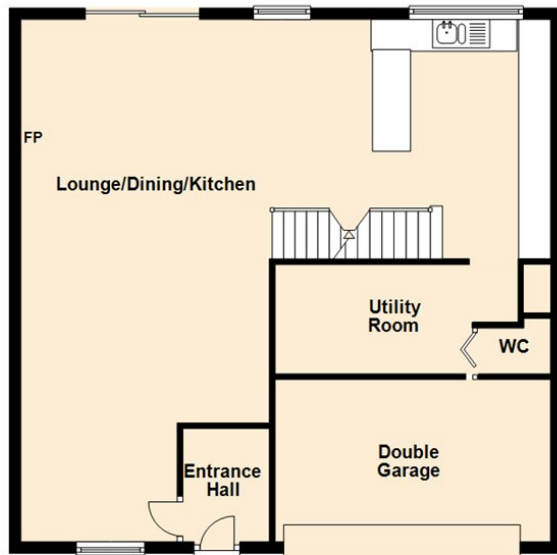
Lowest Ground Floor
Approx. 38.9 sq. metres (418.2 sq. feet)



First Floor
Approx. 29.2 sq. metres (314.4 sq. feet)



Ground Floor
Approx. 82.8 sq. metres (890.8 sq. feet)



Total area: approx. 150.8 sq. metres (1623.4 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.

4 Wolsey Parade | Sherburn In Elmet | Leeds | LS25 6BQ
t: 01977 680088 www.emsleysestateagents.co.uk

Emsleys | estate agents