



## Milford Road

South Milford, Leeds, LS25 5AD  
Guide Price £600,000



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BY

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# Milford Road

## South Milford, Leeds, LS25 5AD

**\*\*\*RARE OPPORTUNITY. LARGE FAMILY HOME WITH PLANNING FOR ADDITIONAL HOME\*\*\***

A distinctive property boasting five generously sized bedrooms, two bathrooms (one of which is a shower room), and a fully equipped kitchen and utility room. Furthermore, the property features two spacious reception rooms, perfect for entertaining guests or creating a personal haven of relaxation and versatile living. Gas central heated with under floor heating to the large reception room. One of the property's unique features is its ample parking accessed via electric gates, providing convenience for multiple vehicles. A large, beautiful garden enhances the charm of the property, offering a tranquil setting to relax and unwind. An additional unique feature is the property's substantial plot size, which comes with planning permission for an extra home, offering an exciting opportunity for expansion or investment.

The property's location is another of its most appealing attributes. Situated in a neighbourhood with robust local community, the property is perfectly positioned close to public transport links, making commuting a breeze. It is also within proximity to local amenities, ensuring daily necessities are never far away. Families will appreciate the property's close proximity to nearby schools, adding to the convenience of the location.

This property really does have it all. Its excellent features, combined with its prime location, make it a fantastic opportunity for anyone looking to invest in a quality home. Whether you are a growing family, a professional looking for a comfortable living space, or an investor seeking a property with potential, this property could be the perfect fit. It's not just a house - it's a lifestyle waiting to be lived.

- RARE OPPORTUNITY
- VERSATILE LIVING WITH ANNEX
- EXTENDED FAMILY HOME
- PLANNING FOR ADDITIONAL DETACHED DWELLING
- LARGE PLOT WITH PRIVATE GARDEN
- SOUGHT AFTER LOCATION
- Council Tax Band C
- EPC Rating TBC



## Ground Floor

### Hall

Glazed entrance door, radiator, half panelled walls, stairs to the first floor and doors to rooms.

### WC

Push flush WC, wall hung vanity wash hand basin, PVCu double-glazed frosted window and a radiator.

### Bedroom

14'3" x 11'8" (4.35m x 3.56m)

Fitted wardrobe, PVCu double-glazed bow window to the front aspect, laminate flooring and a double panel central heating radiator.

### Bedroom

9'5" x 11'8" (2.87m x 3.56m)

PVCu double-glazed window to the rear aspect, laminate flooring and a radiator. The vendors currently use this as a dining room.

### Kitchen

9'4" x 14'8" (2.84m x 4.47m)

Having a range of wall and base units with co-ordinating work surfaces and a one and half bowl sink and drainer. Integrated double oven, hob with a concealed extractor over, plumbing for a washing machine, dishwasher and space for a fridge/freezer. Down lighters to the ceiling, a double panel central heating radiator, PVCu double-glazed window to the rear aspect and a door to the annex hall and lounge.

### Lounge

15'1" x 15'5" (4.61m x 4.70m)

PVCu double-glazed bow window to the front, double panelled central heating radiator, fire place, coving to the ceiling and a single glazed window to the side aspect.

## First Floor

### Landing

Down lighters to the ceiling, store cupboard and doors to rooms.

### Bedroom

15'4" x 11'10" (4.68m x 3.61m)

PVCu double-glazed windows to the front and rear aspects, radiator and down lighters to the ceiling.

### Bedroom

15'5" x 11'11" (4.70m x 3.64m)

PVCu double-glazed windows to the front and rear aspects, radiator and down lighters to the ceiling.

### Bathroom

5'9" x 9'5" (1.75m x 2.87m)

Comprising: a straight tiled panel 'Jacuzzi' bath, large walk-in shower enclosure, pedestal wash hand basin and low flush WC. PVCu double-glazed frosted window and down lighters to the ceiling.

## Extended Reception Room

## Ground Floor

### Hall

PVCu double-glazed entrance doors to the front and rear aspects, doors to the shower room, utility/kitchen and double doors to the reception room.

### Utility

12'10" x 8'4" (3.91m x 2.54m)

Having a range of base units with work surfaces, sink and drainer, integrated oven, hob and extractor, plumbing for a washing machine and dishwasher and space for an under counter fridge. Boiler, down lighters to the ceiling, PVCu double-glazed windows to the front and side aspects. Currently utilised as a second kitchen although could be used as a utility room.

### Shower Room

5'3" x 8'4" (1.60m x 2.54m)

Fully tiled walls and floor, shower enclosure, unit housed push flush WC and half pedestal wash hand basin. PVCu double-glazed frosted window and a chrome central heated towel warmer.

### Reception Room

30'2" x 15'5" (9.19m x 4.70m)

PVCu double-glazed window to the side, two to the rear and two 'Velux' skylights, an open fireplace with a cast-iron multi-fuel burner, French doors to the garden and stairs to a mezzanine.

## First Floor

### Mezzanine Bedroom

27'4" x 14'2" (8.33m x 4.32m)

Currently utilised as a bedroom and study area. With a PVCu double-glazed window to the front aspect and a 'Velux' skylight.

## Exterior

To the front is a large enclosed lawned garden and a drive accessed via double electric gates with space for six cars. This continues around the side and onto the rear which is also superb in size, mainly lawned with a feature cricket pavilion, and a decked patio off the property, offering superb privacy and ideal for entertaining, families and the like.

## Agents notes

Planning permission for an additional three bedroom detached dwelling can be found under planing application 2022/1298/FUL .







6 Main Street, Garforth  
Leeds LS25 1EZ

t. 0113 286 4000

e. [garforth@emsleysestateagents.co.uk](mailto:garforth@emsleysestateagents.co.uk)

[www.emsleysestateagents.co.uk](http://www.emsleysestateagents.co.uk)

35 Austhorpe Road, Crossgates  
Leeds LS15 8BA

t. 0113 284 0120

e. [crossgates@emsleysestateagents.co.uk](mailto:crossgates@emsleysestateagents.co.uk)

4 Wolsey Parade,  
Sherburn in Elmet LS25 6BQ

t. 01977 680 088

e. [sherburn@emsleysestateagents.co.uk](mailto:sherburn@emsleysestateagents.co.uk)

65 Commercial Street, Rothwell  
Leeds LS26 0QD

t. 0113 201 4040

e. [rothwell@emsleysestateagents.co.uk](mailto:rothwell@emsleysestateagents.co.uk)

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