



Croft Close | South Milford | LS25 5FF

£450,000

Four bedroom detached house | Council Tax Band E | EPC Rating B

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*****STUNNING FAMILY HOME. POPULAR LOCATION. RARE OPPORTUNITY.*****

This property built to a high standard and being one of only a few, will prove highly popular. Set within easy access of amenities, motorway networks and yet in an area having an outlook onto fields to the front. The property is modern throughout and briefly comprises; hall, WC, lounge, sitting room, open-plan kitchen/diner and utility to the ground floor level. Four well appointed bedrooms to the first floor with an en-suite to the master and a family bathroom. Outside is an enclosed garden with a double tandem drive to a single garage. Demand will be high so call now to arrange your viewing.

Ground Floor

Hall

Composite entrance door, radiator, stairs to the first floor, down lighters to the ceiling and doors to the sitting room, lounge, kitchen/diner and WC.

WC

Tiled and unit housed WC, corner vanity wash hand basin, down lighters to the ceiling, radiator, extractor fan and a store cupboard.

Lounge 4.80m x 3.50m (15'9" x 11'6")

Central heating radiator and a PVCu double-glazed window to the front aspect overlooking fields.

Sitting Room 2.74m x 2.69m (9'0" x 8'10")

Central heating radiator and a PVCu double-glazed window to the front aspect overlooking fields.

Kitchen/Diner 3.02m x 8.43m (9'11" x 27'8")

Boasting a modern range of handle less wall and base units with granite work surfaces and matching upstand. Inset ceramic one and a half bowl sink and drainer, space for a range cooker with a granite splashback and an extractor over. Integrated; fridge/freezer, an additional fridge and freezer plus a dishwasher. PVCu double-glazed window to the rear aspect, down lighters to the ceiling, tile effect flooring, bi-fold doors to the rear garden, a contemporary radiator and a door to the utility room.

Utility Room 1.88m x 1.73m (6'2" x 5'8")

Comprising; a base unit with complementary work surfaces and splashback tiling, inset sink and drainer with mixer tap, plumbing for a washing machine and space for a tumble dryer. Wall mounted boiler, radiator and a composite double-glazed entrance door.

First Floor

Landing

Loft hatch, radiator and doors to rooms.

Master Bedroom 3.35m x 4.52m (11'0" x 14'10")

Central heating radiator, built-in wardrobe, two PVCu double-glazed windows to the front aspect overlooking fields and a door to an en-suite.

En-suite

Modern contemporary finish with a large walk-in shower enclosure, vanity housed wash hand basin and a push flush WC. Tiled flooring and half-tiled walls, extractor fan, down lighters to the ceiling, shaver point, chrome central heated towel warmer and a PVCu double-glazed frosted window.

Bedroom 4.14m x 2.77m (13'7" x 9'1")

Fitted wardrobe with sliding mirror doors, central heating radiator and a PVCu double-glazed window to the front aspect with views over fields.

Bedroom 2.67m x 2.69m (8'9" x 8'10")

Fitted wardrobe with sliding mirror doors, central heating radiator and a PVCu double-glazed window to the rear aspect.

Bedroom 3.51m x 2.67m (11'6" x 8'9")

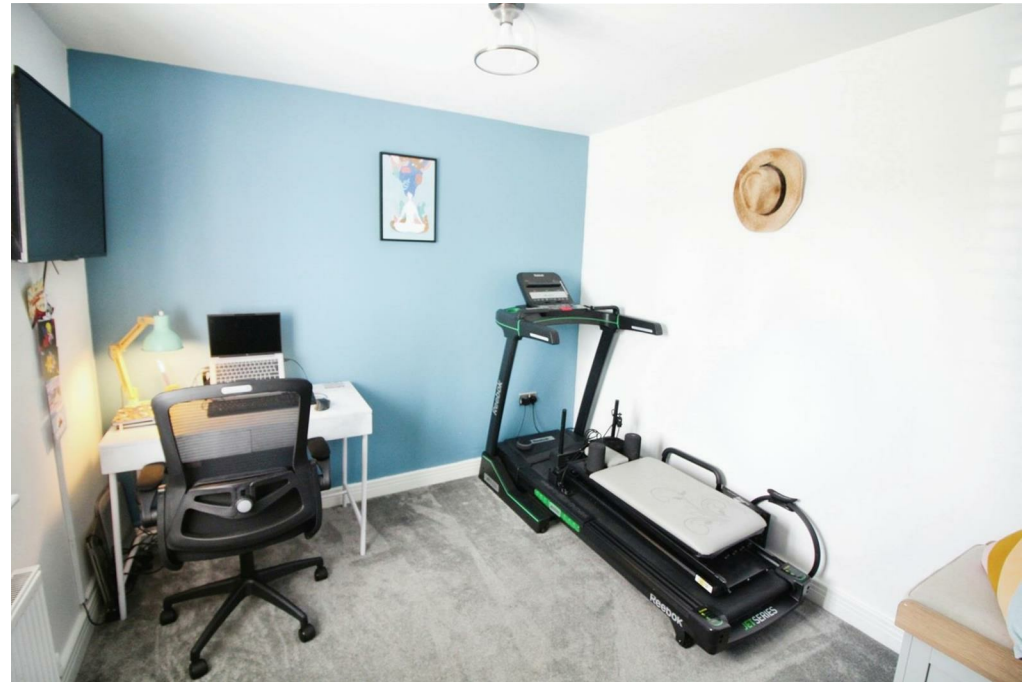
PVCu double-glazed window window to the rear aspect with a radiator beneath.

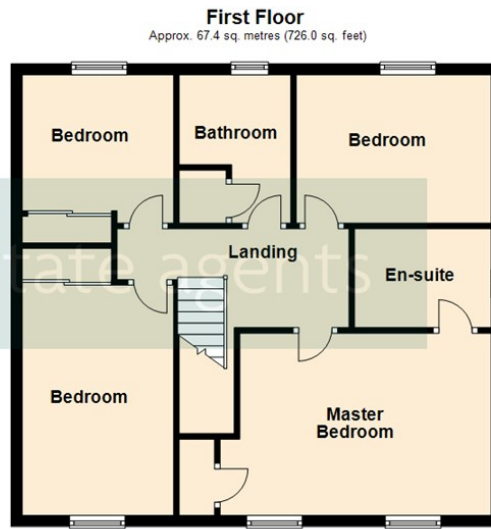
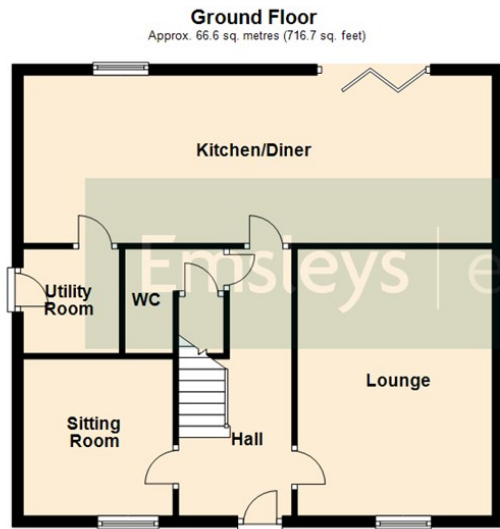
Bathroom

A contemporary modern suite comprising; straight panelled bath with shower and screen over, vanity housed wash hand basin and push flush WC. Part tiled to walls and fully tiled over the bath area, tiled flooring, down lighters to the ceiling, extractor fan, shaver point, chrome central heated towel warmer, cylinder cupboard and a PVCu double-glazed frosted window.

Exterior

The front has an open low maintenance garden with a double tarmacadam tandem drive to the single garage positioned at the rear beyond the rear garden boundary wall. The rear garden is well landscaped with a lawned area, contemporary decked patio with an electric operated awning. A gate accesses the rear garage and drive.





Total area: approx. 134.0 sq. metres (1442.7 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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