



Common Lane | South Milford | LS25 5BU

£240,000

Two bedroom mid-terrace | Council Tax Band A | EPC Rating C

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\*\*\*STUNNING HOME. BEAUTIFUL GARDEN & OFF ROAD PARKING. MUST BE SEEN.\*\*\*

A stunning and beautifully presented first time buyer home set in the popular location of South Milford. Tastefully decorated throughout is this delightful mid-town house having PVCu double-glazing and gas central heating, ample parking and gardens which also benefit the property. Briefly comprising entrance hall, lounge, dining/kitchen, WC and porch. To the first floor is the master bedroom, one further bedroom and modern bathroom. Easy access to A1/M62 motorway link, excellent for commuting to Leeds, York, Selby etc.

Overall a superb property for the discerning purchaser. Call us now to arrange a viewing on this delightful two bedroom mid-town house.

## Ground floor

### Entrance hall

Composite double-glazed door, wood effect cushion floor, radiator, door to lounge and stairs to first floor landing.

### Lounge 4.62m into window bay x 4.06m (15'2" into window bay x 13'4")

Having neutral decor, a focal fireplace with exposed brick surround with an inset cast-iron multi-fuel burner. PVCu double-glazed bay window with a window seat, two wall light points, integrated wooden book shelf, central heating radiator, door to store cupboard and door accessing kitchen/diner.

### Kitchen/diner 4.19m x 3.61m max (13'9" x 11'10" max)

Boasting a superb range of contemporary medium wood effect wall and base units, gloss laminate work surfaces and splashback tiling. Inset stainless steel sink and drainer, chrome mixer tap, integrated four gas ring hob, electric oven and extractor overhead. Integrated fridge and dishwasher, ceramic tiled flooring, radiator and further work surface, space and plumbing for washing machine and further space for freezer. PVCu double-glazed window to rear aspect and door to rear porch.

### Rear porch/Utility 1.73m x 1.70m (5'8" x 5'7")

PVCu double-glazed door with side partition window, under counter space for tumble dryer unit with wood effect work surface, quarry-style tiled flooring and door to WC.

### WC 1.40m x 0.79m (4'7" x 2'7")

Having a wash hand basin, push flush WC, wall cabinet and wood effect cushion floor.

## First floor

### Landing

Doors accessing all rooms and loft hatch.

### Master bedroom 4.04m x 2.87m (13'3" x 9'5")

A double bedroom with PVCu double-glazed window to front aspect, central heating radiator, neutral decor and walk-in wardrobe.

### Bedroom two 2.87m x 2.72m (9'5" x 8'11")

A double bedroom with PVCu double-glazed window to rear aspect and central heating radiator.

### Bathroom 2.57m x 2.21m (8'5" x 7'3")

Stunning bathroom having fully tiled stone-effect walls, large P-shaped bath with screen and Grohe shower over, pedestal wash hand basin in a contemporary style and push flush WC. Further double panel central heated radiator, PVCu double-glazed frosted window and wood effect cushion floor. Chrome electric heated towel warmer.

## Exterior

### Front

The front offers a superb off-road parking area with hedgerow borders which is mainly gravel with a decorative flagged circle area.

### Rear

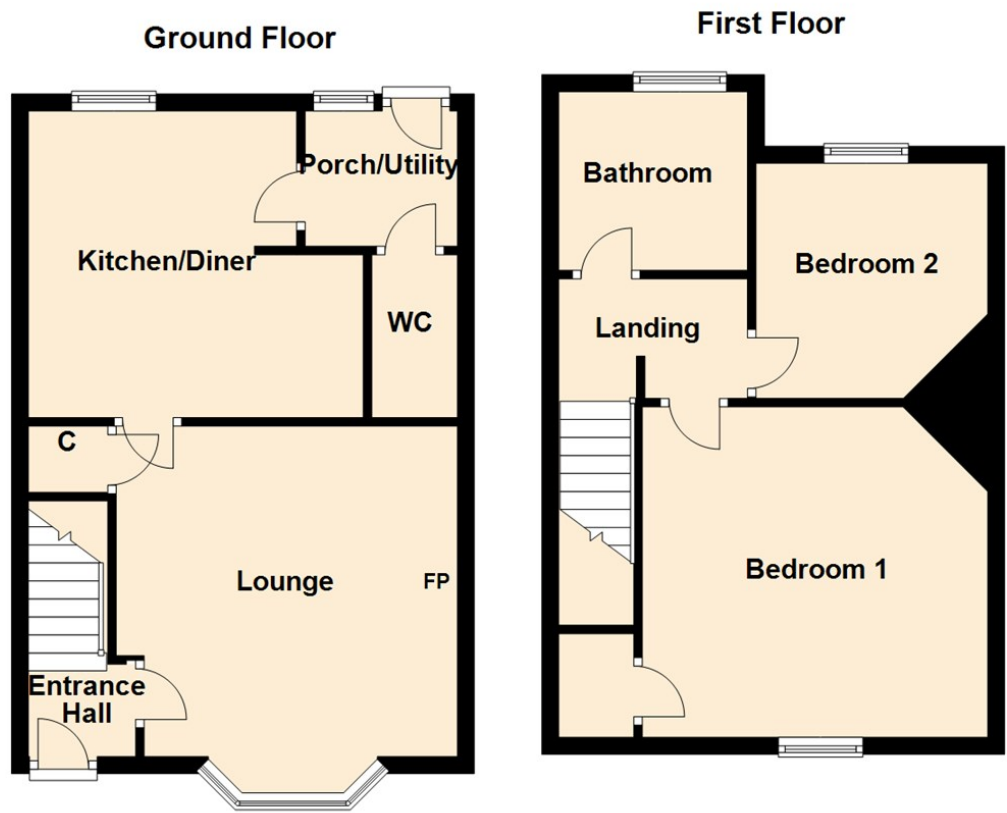
To the rear is a superb landscaped south facing garden and surprisingly of a good size, set into different sections, firstly having a flagged patio area with a good degree of privacy, leading onto a lawn section with footway between and decked patio with pergola and further area beyond with wood chip area and some edible planting, including raspberries and apples. With potential for a vegetable plot or rearranging and a garden shed added in 2023.

## Directions

From our Sherburn In Elmet office turn left onto Low Street and follow the road out of the village and into South

Milford. At The Swan public house turn left onto Common Lane and number 24 can be found on the right hand side.





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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