



 **6**
Bedrooms

 **3**
Bathrooms

Tenure :
Freehold



SUBSTANTIAL SIX BEDROOM DETACHED FAMILY HOME LOCATED ON THE BALES IN SOUTH MILFORD. THE PERFECT FAMILY HOME WITH SPACIOUS LIVING ACCOMMODATION THROUGHOUT. CALL TUDOR TODAY FOR MORE INFORMATION.

A substantial six bedroom detached family home which includes a versatile one bedroom annexe/guest suite, superbly appointed throughout, ideally suited to those purchasers with dependant relatives, regular visitors or a requirement for home office space.

Located on The Bales in this much sought after area of South Milford this perfect detached family home has been significantly extended to provide a unique and versatile range of accommodation with particular appeal to those purchasers with dependant relatives or regular visitors.

Set over three floors, with comprehensive double glazing and gas fired heating, the main body of the accommodation provides a central reception hall with guest cloakroom, an impressive through sitting room, a stunning 38ft deep family dining kitchen with extensive fitted cabinets and appliances. An adjoining dining area with wide bi-fold doors opens directly onto a sun deck and enclosed garden area.

On the first floor the master bedroom, with built-in wardrobes, has its own en-suite shower room with additional en-suite facilities to a second family bedroom. Over the first and second floor, three further family bedrooms are served by a house bathroom and separate shower room.

From the family dining kitchen a rear hall area connects the main body of accommodation with a recently constructed annexe comprising a ground floor sitting room with provision for the addition of kitchen fittings, and on the first floor a double bedroom with storeroom and its own en-suite shower room.

This distinctive property occupies a prominent corner position within this conveniently located development and there are ornamental garden areas to the front of the property and driveway parking to the side. The fully enclosed rear garden areas have been laid out with ease of maintenance in mind with a combination of timber sun deck and ornamental lawns with the additional useful benefit of a walk-in storeroom.

South Milford remains a popular choice for family purchasers as a direct result of the ease of access to major commercial centres via the A1/M1 link road, local rail links and village amenities here and in Sherburn in Elmet along with further education close at hand.

Call Tudor Sales & Lettings today for more information or to arrange a viewing.

Family Dining Kitchen *11.58 x 3.23*

Lovely, spacious family dining kitchen with Double glazed bay window and quad folding doors to garden. Tiled flooring. Kitchen comes with a range of wall and base units with integrated double oven, fridge freezer and dishwasher, integrates sink with mixer tap and breakfast bar central aisle. space at either end for dining or entertaining.

Lounge *7.10 x 3.54*

Dual aspect lounge with French style double glazed patio doors and further double glazed window. generously proportioned with centrally heated radiator.

Guest Sitting Room *4.88 x 3.75*

With laminate flooring, double glazed window and central heating.

Bedroom 1 *4.85 x 2.62*

Double bedroom with double glazed window and centrally heated radiator

en suite

Tiled throughout with extractor fan and shower unit with glass door. Centrally heated towel rail and low flush WC

Bedroom 2 *3.75 x 3.63*

Double bedroom with double glazed window and centrally heated radiator

Bedroom 3 *3.63 x 2.71*

Double bedroom with double glazed window and centrally heated radiator. Built in wardrobe units with mirrored doors

Bedroom 4 *4.75 x 3.63*

Double bedroom with double glazed window and centrally heated radiator

Bedroom 5 *3.35 x 2.74*

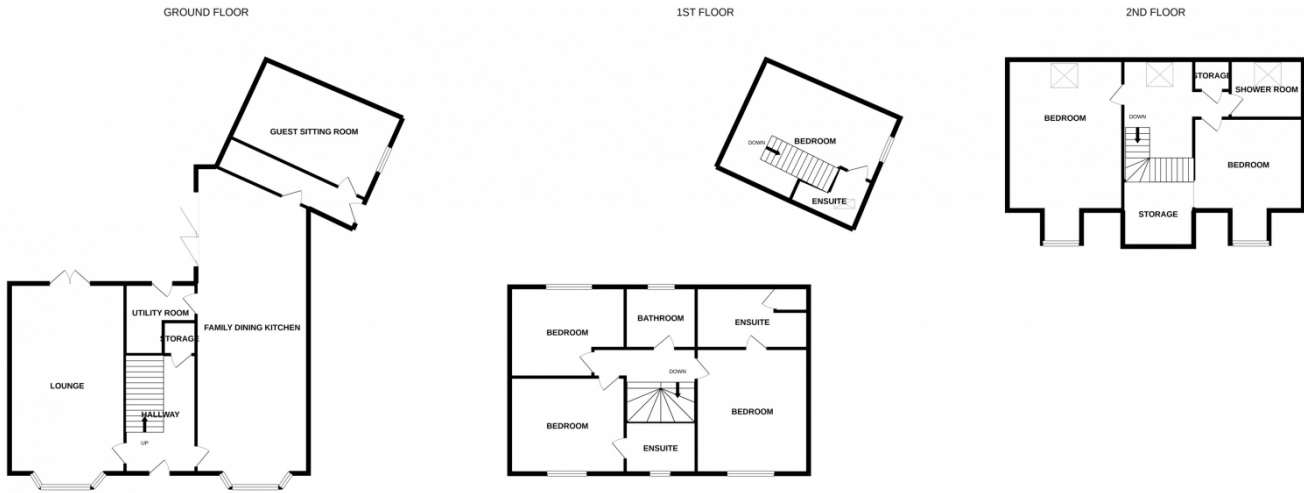
Double bedroom with double glazed window and centrally heated radiator

Bedroom 6 *4.88 x 3.75*

Double bedroom with two double glazed windows and centrally heated radiator

Bathroom

Bathroom with white three piece bathroom suite comprising of dual hand basins with storage units under, low flush WC and bath. Double glazed window and



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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