

43 Common Lane

South Milford
LS25 5BP

Offers in the region of
£269,500



- SEMI-DETACHED HOUSE
- THREE BEDROOMS AND LOFT ROOM
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- LARGE GARAGE
- REAR GARDEN OVERLOOKS ADJOINING FIELDS
- POPULAR VILLAGE LOCATION
- NO CHAIN





Nestled in the charming village of South Milford, Leeds, this delightful semi-detached house on Common Lane offers a perfect blend of comfort and countryside living.

One of the standout features of this home is its large rear garden, which presents a wonderful opportunity for outdoor enjoyment, gardening, or simply soaking up the sun. The property overlooks picturesque fields, providing a serene backdrop and a sense of tranquillity that is hard to find. The property also includes a generous garage, currently utilised as a gym, offering additional space that can be adapted to suit your needs, whether for storage or as a creative workspace.

This residence is perfect for those seeking a peaceful lifestyle while still being within easy reach of local amenities and transport links. With its charming features and idyllic location, this semi-detached house is a wonderful opportunity for families or individuals looking to make a home in a beautiful part of Leeds.

UPVC entrance door leading into:-

Entrance Hall

Spacious entrance hall with stairs off to the first floor and a window to the front elevation. Radiator.

Living Room

4.17m x 4.14m (13'8" x 13'7")

Having an inset fireplace housing a multifuel burner and a mantel beam over. With a window to the front elevation and a radiator. Double doors into:-

Dining Room

2.74m x 2.43m (9'0" x 8'0")

Having patio doors leading into the rear garden.

Kitchen

4.86m x 2.55m (15'11" x 8'4")

Having a range of base and wall units. Complimentary work surfaces incorporating a stainless steel sink unit with mixer tap over. Integrated electric oven with hob and extractor over. Plumbing for washing machine and dishwasher and space for a tall fridge/freezer. Recessed space with exposed brick to one wall. Under stairs storage cupboard, a window to the rear elevation and a door to the side.

Landing

With doors off and access to loft room via a loft ladder.

Bedroom 1

3.56m x 3.33m (11'8" x 10'11")

Having a window to the front elevation and a radiator.

Bedroom 2

3.24m x 3.03m (10'8" x 9'11")

Having a built in wardrobe. With a window to the rear elevation and a radiator.

Bedroom 3

2.39m x 1.70m (7'10" x 5'7")

Having a window to the front elevation and a radiator.



Bathroom

1.95m x 1.86m (6'4" x 6'1")

Having a white suite comprising panelled bath with mixer shower over, pedestal wash hand basin and wc. With a window to the rear elevation and a radiator.

Loft Room

5.08m x 2.14m (16'7" x 7'0")

Currently used as an office. With velux windows and power connected. Access via a loft ladder.

Garage

6.54m x 3.36m (21'5" x 11'0")

A large attached garage with a window to the side and a personal door to the rear. part of this is currently used as a fitness area but could be converted back to a full garage.

Outside

The front is laid to lawn with a concrete driveway leading to the garage. The rear garden has a good degree of privacy and overlooks adjoining fields. It is laid mainly to lawn with a paved patio area.

Utilities

Mains Gas

Mains Electric

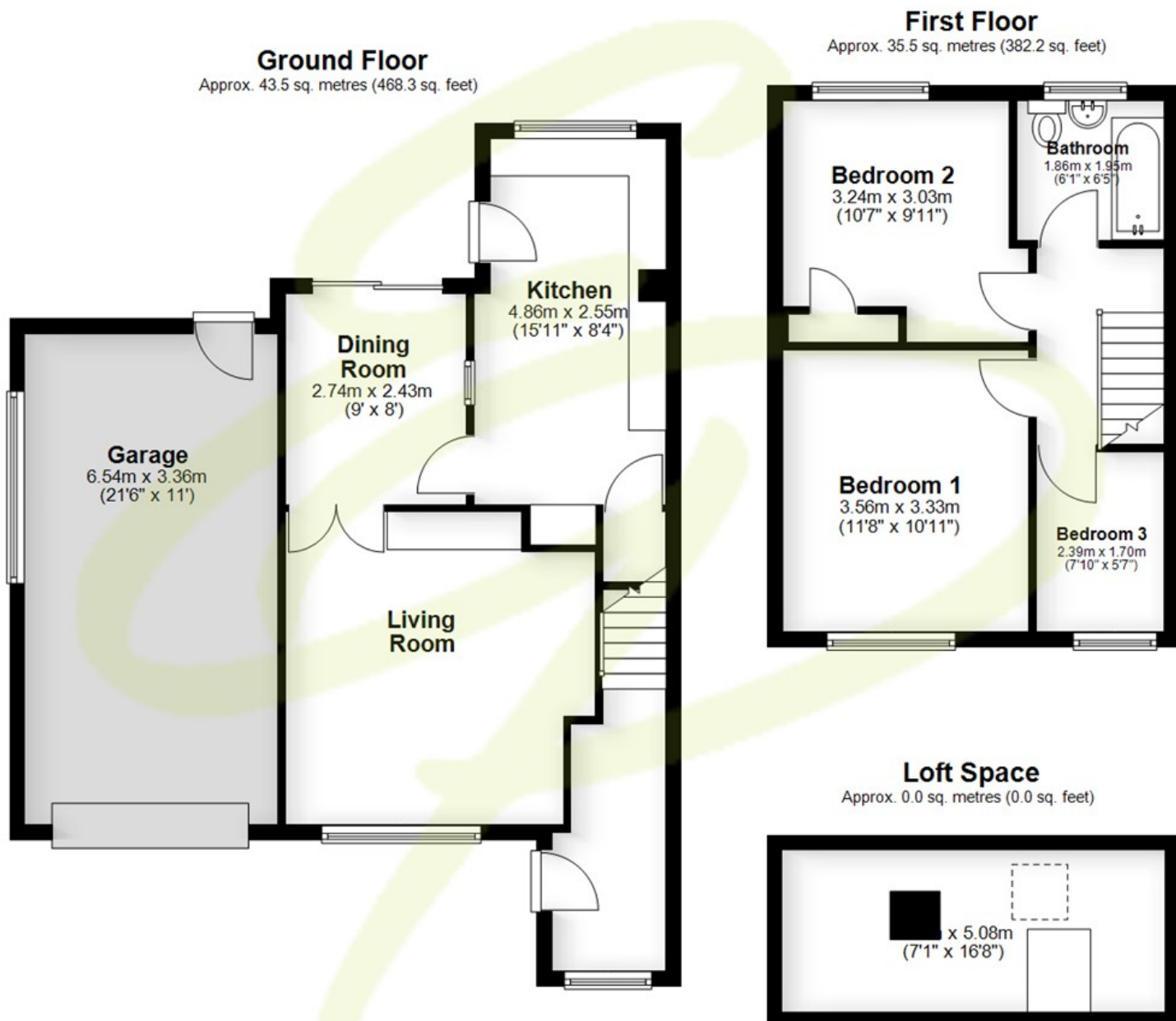
Mains Water (not metered)

Mains Sewerage

Mobile 4G

Broadband FTTP (Ultrafast)





Total area: approx. 79.0 sq. metres (850.4 sq. feet)

EXCLUDING GARAGE AND LOFT SPACE

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	74
England & Wales	EU Directive 2002/91/EC	

T: 01757 293620

E: eproperty@elmhirstparker.com

W: estateagents.com

13 Finkle Street Selby
North Yorkshire
YO8 4DT



AWARDED FOR MARKETING | SERVICE | RESULTS

Find us on.. **rightmove**

