



# 6 Church View

South Milford  
LS25 5BH

Offers in the region of  
£275,000



- DETACHED BUNGALOW
- TWO BEDROOMS
- CONSERVATORY
- SHOWER ROOM
- GAS HEATING WITH A BRAND NEW WORCESTER BOILER
- ATTRACTIVE WELL ESTABLISHED GARDENS
- POPULAR VILLAGE LOCATION
- NO CHAIN







Nestled in the charming village of South Milford, this delightful detached bungalow at Church View offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for those seeking a peaceful retreat or a manageable space for a small family. One of the standout features of this home is its well-established gardens, which provide a serene outdoor space for relaxation and enjoyment. Additionally, the property boasts a brand new Worcester gas boiler, ensuring warmth and efficiency throughout the colder months. Located in a popular village, residents can enjoy a sense of community while still being within easy reach of local amenities and transport links.

UPVC side entrance door into entrance vestibule and then into:-

#### Living Room

5.60m max x 4.43m (18'4" max x 14'6")

Having a large picture window to the front elevation and two radiators.

#### Kitchen

3.53m x 2.7m (11'6" x 8'10")

Having a range of base and wall units. Space for a freestanding oven with extractor over. Plumbing for washing machine and space for an under counter fridge/freezer. With a window to the side elevation.

#### Inner Hall

With doors off.

#### Shower Room

Being fully tiled and having a suite comprising shower, wash hand basin and wc. With a window to the side elevation.

#### Bedroom 1

4.43m x 2.92m (14'6" x 9'6")

Having a window to the rear elevation and a radiator.

#### Bedroom 2

3.89m x 2.67m (12'9" x 8'9")

Having a radiator and patio doors into:-





### Conservatory

2.8m x 2.6m (9'2" x 8'6")

Having windows to three sides and french doors leading into the garden.

### Garage

Housing the brand new Worcester boiler.

### Outside

There are well established gardens to the front and rear which are laid to lawn with mature shrubs and trees. A driveway to the front provides ample off road parking. The greenhouse is also included in the sale

### Utilities

Mains Electric

Mains Gas

Mains Water (metered)

Mains Sewerage

Mobile 4G

Broadband FTTP (Ultrafast)

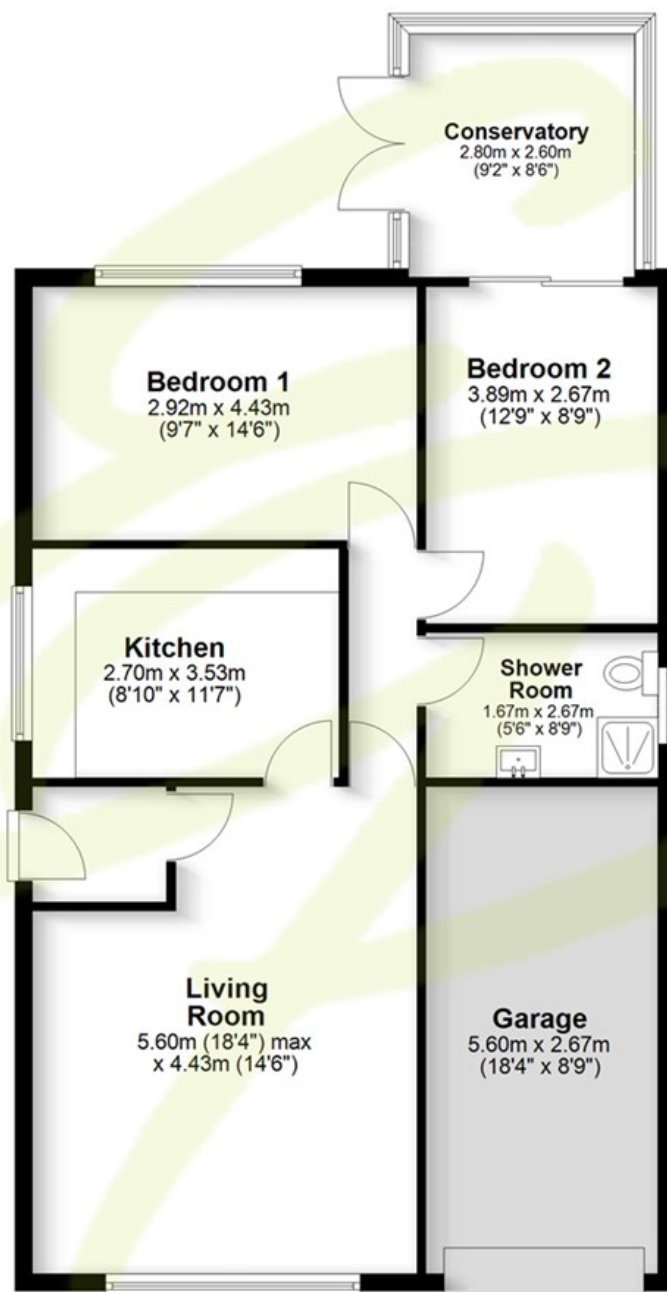
### Note

The sale of this property is subject to the receipt of a grant of probate.



## Ground Floor

Approx. 89.5 sq. metres (963.8 sq. feet)



Total area: approx. 89.5 sq. metres (963.8 sq. feet)

INCLUDING GARAGE AND CONSERVATORY

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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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