



TENURE
Freehold

COUNCIL TAX
Band G (from internet enquiry)

SERVICES
We understand mains water, electricity, gas and drainage are connected. Currently there is a £600 per annum service charge.

GENERAL
Room measurements in these particulars are only approximations and are taken to the widest point.

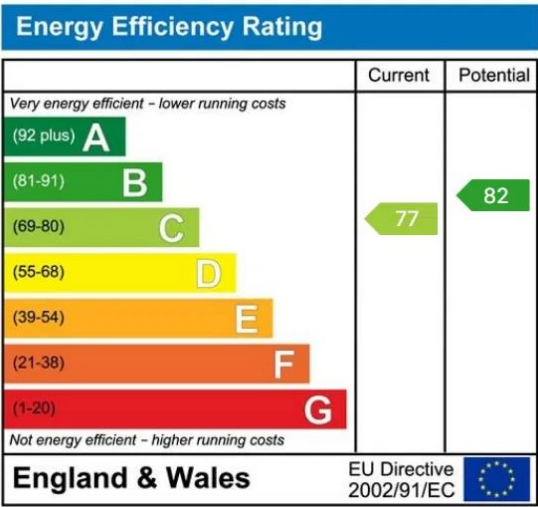
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared February 2025



South Milford ~ 1 The Limes, School Lane, LS25 5NH

An outstanding five-bedroom, four-bathroom detached family house forming part of an exclusive gated community of 14 bespoke homes, beautifully presented and upgraded throughout. This property is in a highly convenient village location, providing easy access to Leeds, York and the motorway network.

- Lounge, dining room, family room, study and conservatory
- Refitted breakfast kitchen with integrated Neff appliances
- Separate utility room and downstairs wc
- 5 double bedrooms and 4 luxury bathrooms
- Generous double garage
- Choice corner plot with enclosed private rear gardens just over 0.25 acres
- Secure gated community
- No onward chain

£875,000 GUIDE PRICE

4 5 4

MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



Renton & Parr

CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS
01937 582731
sales@rentonandparr.co.uk
rentonandparr.co.uk

Premium

All-round excellence, all round Wetherby since 1950

Property Description

An outstanding five-bedroom, four-bathroom detached family house forms part of an exclusive gated community of 14 bespoke homes. This property is in a highly convenient village location, providing easy access to Leeds, York and the motorway network.

The house reveals recently redecorated and superbly proportioned rooms with upgraded kitchen and bathroom fittings, offering light and spacious family living to a high standard. The total living space extends to approx 3,120 square feet on a corner plot that is private and enclosed to the rear, spanning just over 0.25 acres.

With gas fired central heating and double-glazed windows installed, the accommodation is arranged over two floors. On the ground floor, an elegant reception hall leads to a cloaks lobby and cloakroom with WC, a lounge with a bay window to the front, a separate dining room, and a family room with doors leading to the rear conservatory, which overlooks a private rear garden. The breakfast kitchen has been refitted with stylish wall and base units and high-end integrated Neff appliances, including a double oven, hob with hood, dishwasher, wine fridge, Quartz worktops, island bar, and Belfast sink. There is also a separate utility room with an underset sink unit, worktops, and plumbing for a washing machine. A study or snug provides an ideal space for those working from home. A rear lobby and staircase lead to the first floor fifth bedroom, which has its own en-suite and is perfect for visiting friends and relatives or as a self-contained annex.

The main landing area is light and spacious, providing access to the master bedroom with an en-suite dressing room and shower room, bedroom two with fitted wardrobes and an en suite shower room, and two further double bedrooms with open-fronted shelving, drawers, and hanging rails. The main house bathroom completes the upper floor.

The property occupies one of the largest sites in the development, enclosed and private to the rear. It incorporates the original garden walls of the former property on two sides. Numerous mature trees of differing species, a large sweeping lawn, and herbaceous beds and borders add to the charm of the garden.

To the front, there is driveway parking for three cars, giving access to an integral double garage.

South Milford is conveniently placed between York and Leeds, with easy access to nearby major cities, rail, and road links. There is a highly regarded primary school in South Milford and a short drive away is Sherburn in Elmet Secondary school. The nearby A1 provides fast access to the M1, M62, and M18.

This exceptional property offers the ideal blend of comfort, style, and convenience for modern family living.

