

Mike  
**Dobson**



**11 School Lane**

South Milford, Leeds, LS25 5NA

**£330,000**



# 11 School Lane

\*\*\* IDEAL VILLAGE LOCATION \*\*\* NO ONWARD CHAIN \*\*\*

Welcome to this charming property located on School Lane in the picturesque village of South Milford, Leeds. This detached house offers ample space with 2 reception rooms, 4 bedrooms, and 1 bathroom, making it an ideal family home. The property is ideally located for local amenities and public transport links, as well as the A1/M1 motorway.

Although the property is in need of modernisation, it presents a fantastic opportunity for those looking to put their own stamp on a home. The fitted wardrobes in the main bedroom provide a touch of convenience, while the shower room/WC and additional WC offer practicality for busy households.

The property has off-road parking and garage, ensuring that parking will never be an issue. The lawn and patio garden to the rear provide a lovely outdoor space to relax and entertain guests during the warmer months.

Overall, this property on School Lane has great potential and with a little TLC, it could be transformed into a beautiful and comfortable home for you and your family. Don't miss out on the opportunity to make this house your own in the charming village of South Milford.

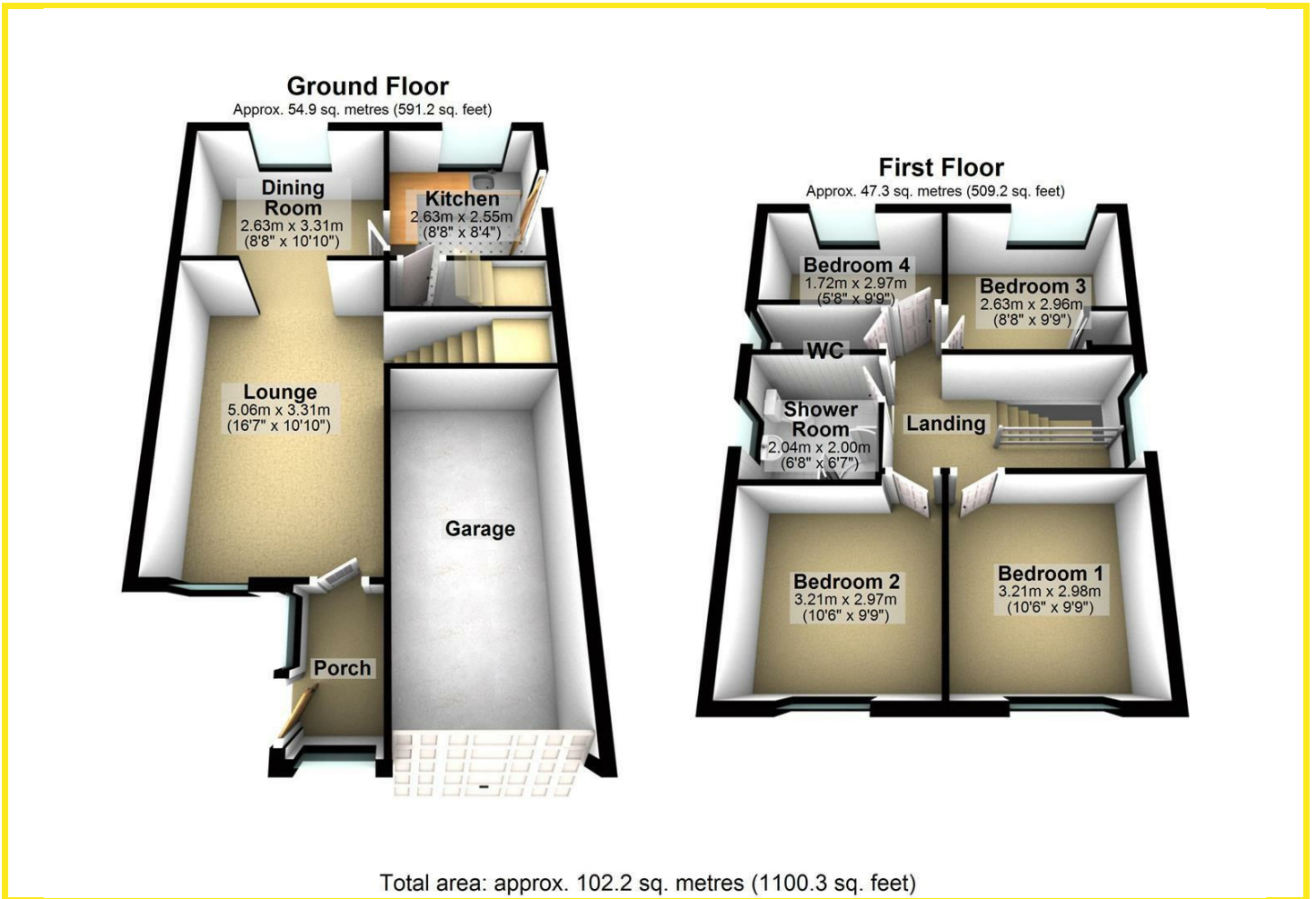




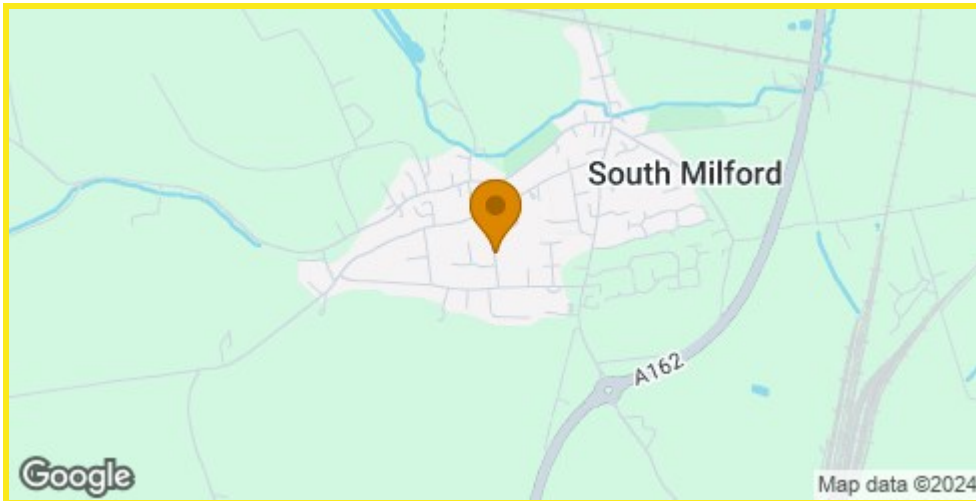




# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Directions

From our Sherburn office turn left onto Low Street and continue along this road which becomes Milford Road. Continue under the railway bridge and then take your fifth turning right onto Sand Lane. Continue along Sand Lane, taking your second right onto School Lane and the property can be found on the right hand side.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

98 Wolsey Croft, Sherburn in Elmet, LS25 6DP

Tel: 01977 684258 Email: sherburn@mjobson.co.uk <https://www.mjobson.co.uk>