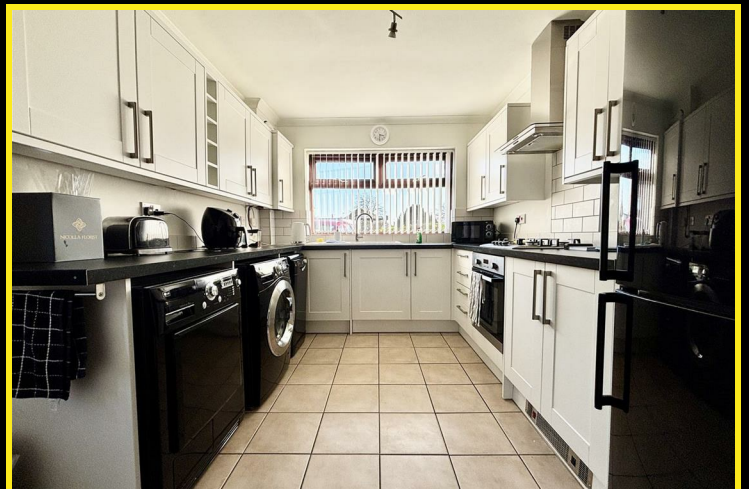


Mike
Dobson



40 Sand Lane

South Milford, Leeds, LS25 5AU

£285,000

40 Sand Lane

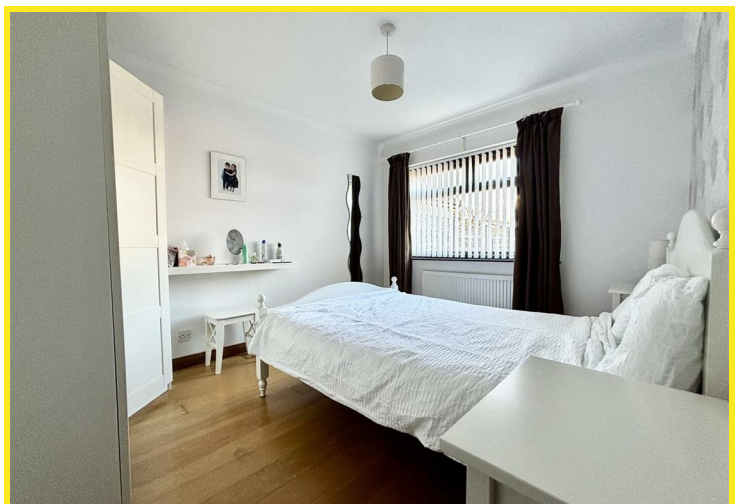
Nestled in the desirable area of Sand Lane, South Milford, this charming two-bedroom detached bungalow offers a perfect blend of comfort and modern living. The property is situated on a sought-after street, making it an ideal choice for those seeking a peaceful yet convenient lifestyle.

Upon entering, you are welcomed into the modern fitted kitchen, which is equipped with a four-ring gas hob and an electric oven, making it a delightful space for culinary enthusiasts to prepare meals. An open plan lounge and dining area provides a spacious and inviting atmosphere for both relaxation and entertaining.

The bungalow features two well-proportioned bedrooms, both of which come with fitted wardrobes, ensuring ample storage space. The contemporary three-piece white shower suite adds a touch of elegance and practicality to the home.

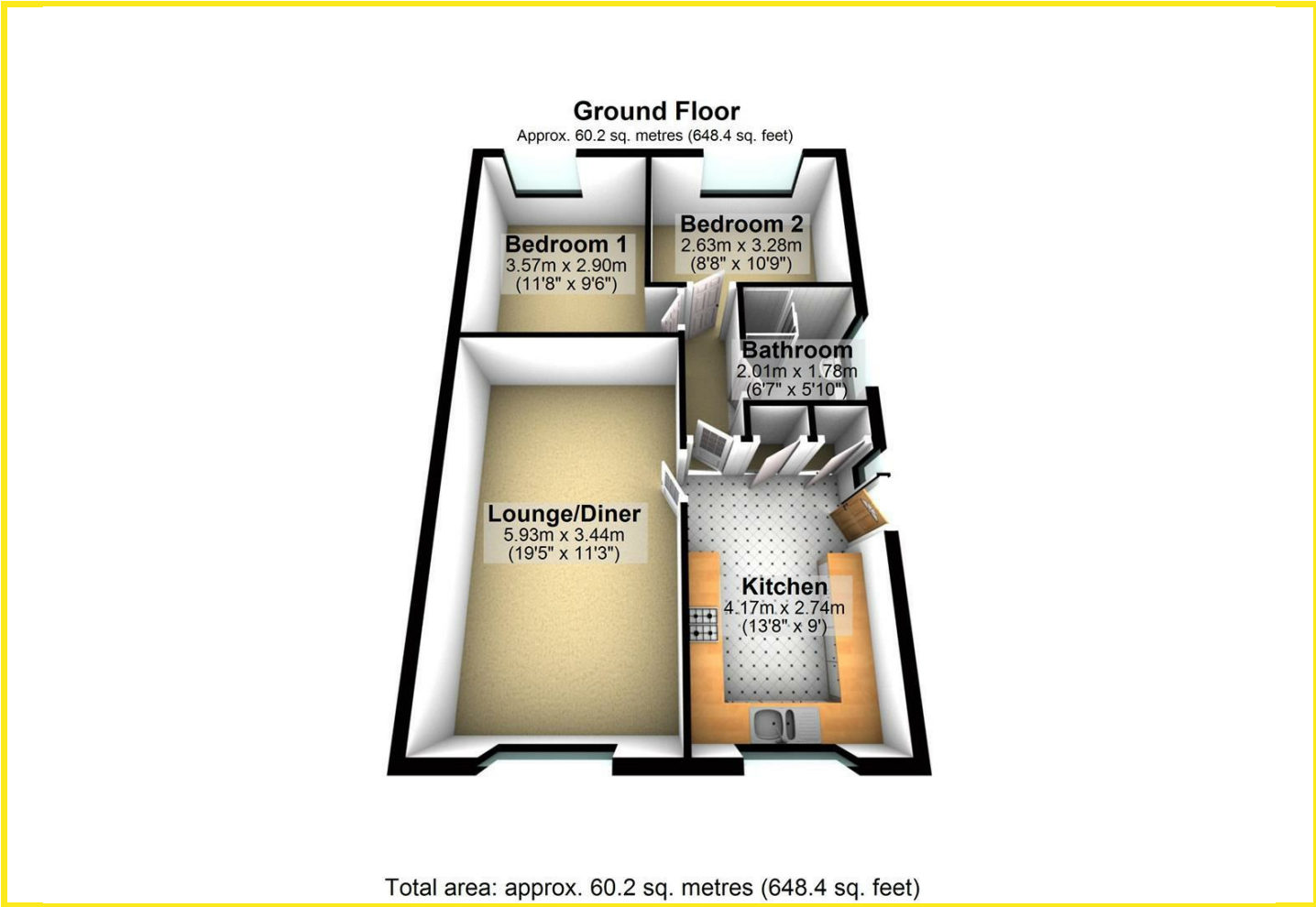
Externally, the property benefits from off road parking for up to two cars and a detached single garage with electric shutter door. To the front is a lovely lawned area with raised shrub beds and to the rear is a private garden with paved patio seating area, lawn and further pebbled seating area.

This property is perfect for individuals or small families looking for a low-maintenance living option in a tranquil setting. With its thoughtful layout and modern amenities, this bungalow is a wonderful opportunity to enjoy comfortable living in South Milford. Don't miss the chance to make this delightful home your own.

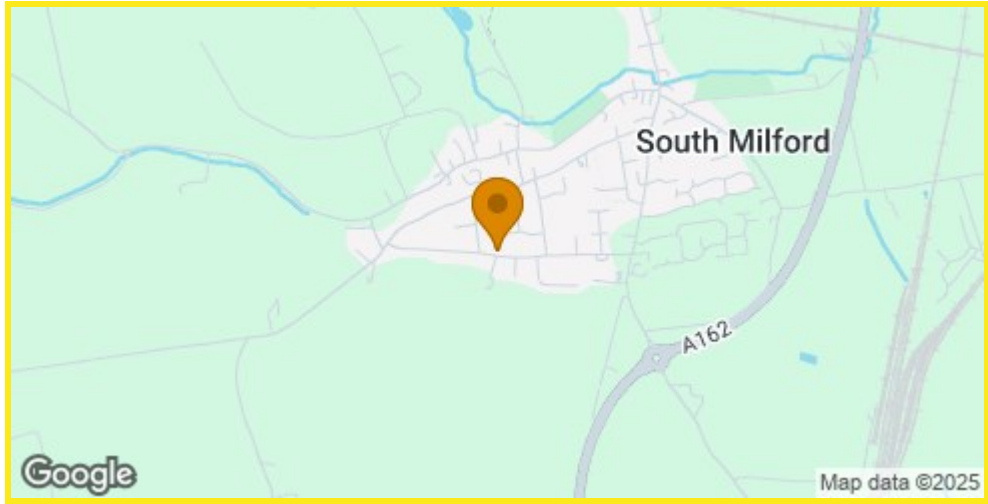




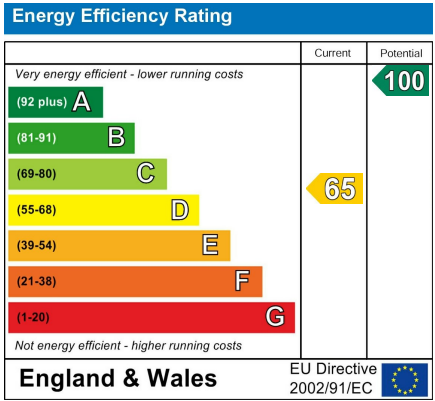
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Sherburn In Elmet office turn left onto Low Street and proceed out of the village and into the village of South Milford. Proceed through the village and turn right opposite the BP garage onto Sand Lane. Proceed past the school and the property can be found on the right hand side as indicated by our For Sale Board.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.