

Mike
Dobson



4 Burley Close

South Milford, Leeds, LS25 5BT

£260,000

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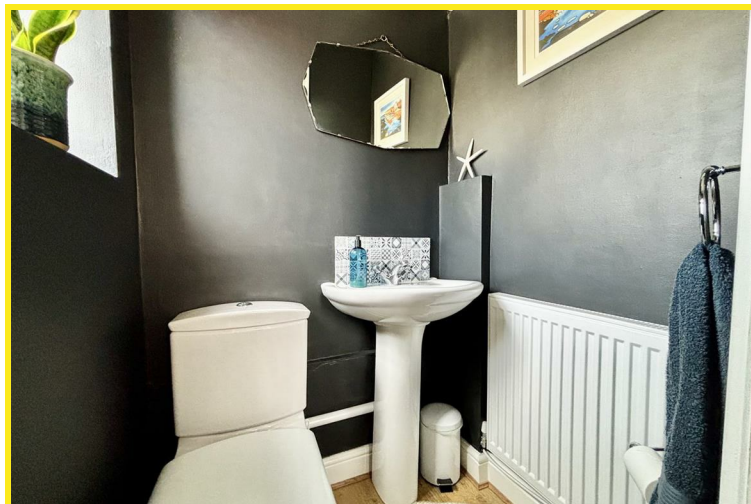
Nestled in the charming area of Burley Close, South Milford, Leeds, this beautifully presented three-bedroom semi-detached house offers a perfect blend of modern living and comfort. The property has been thoughtfully extended to include a welcoming porch and a convenient ground floor WC, enhancing its practicality for family life.

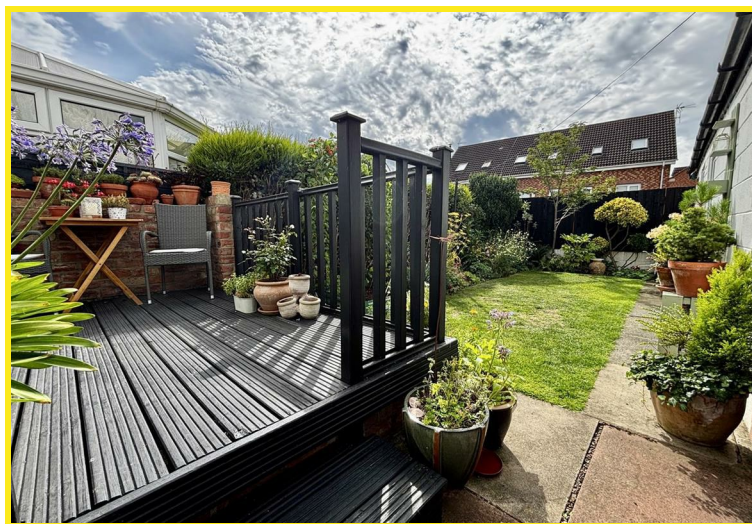
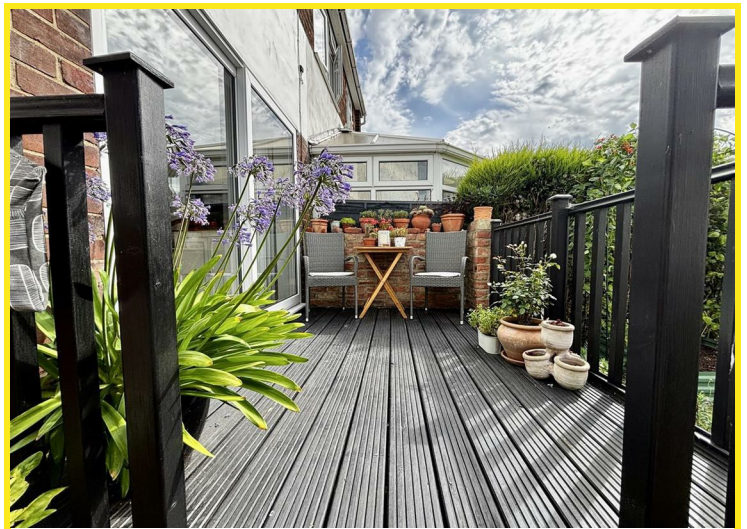
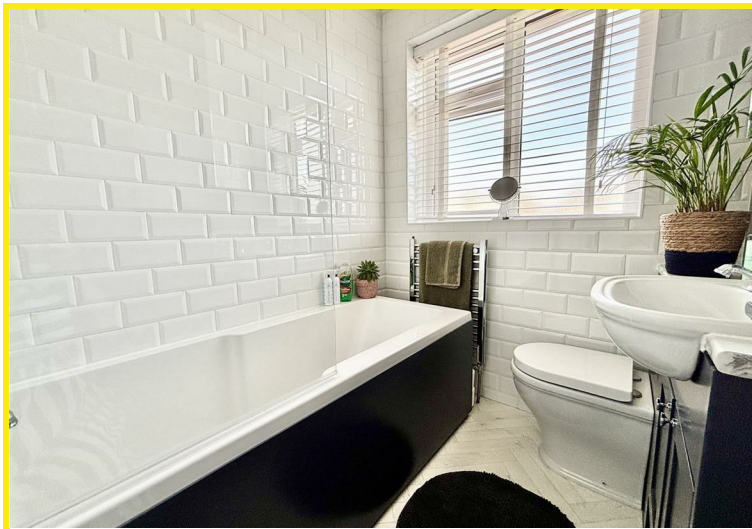
Upon entering, you will be greeted by a modern fitted kitchen, equipped with a Beko double oven, an induction hob, and a Hotpoint extractor, making it a delightful space for culinary enthusiasts. The Ideal combination boiler, located in the kitchen cupboard, was replaced in 2022 and has a 10 year warranty for your peace of mind. The lounge, featuring a log burner installed in 2021, boasts a slate hearth and a solid oak mantle beam, creating a warm and inviting atmosphere. The sliding patio doors, replaced in 2023, seamlessly connect the lounge to the rear garden, allowing for an abundance of natural light and easy access to outdoor living.

The main bedrooms are fitted with wardrobes, providing ample storage space, while the modern three-piece bathroom suite includes a bath with a shower over, a vanity unit with a low flush WC, and a wash basin, all designed for contemporary convenience.

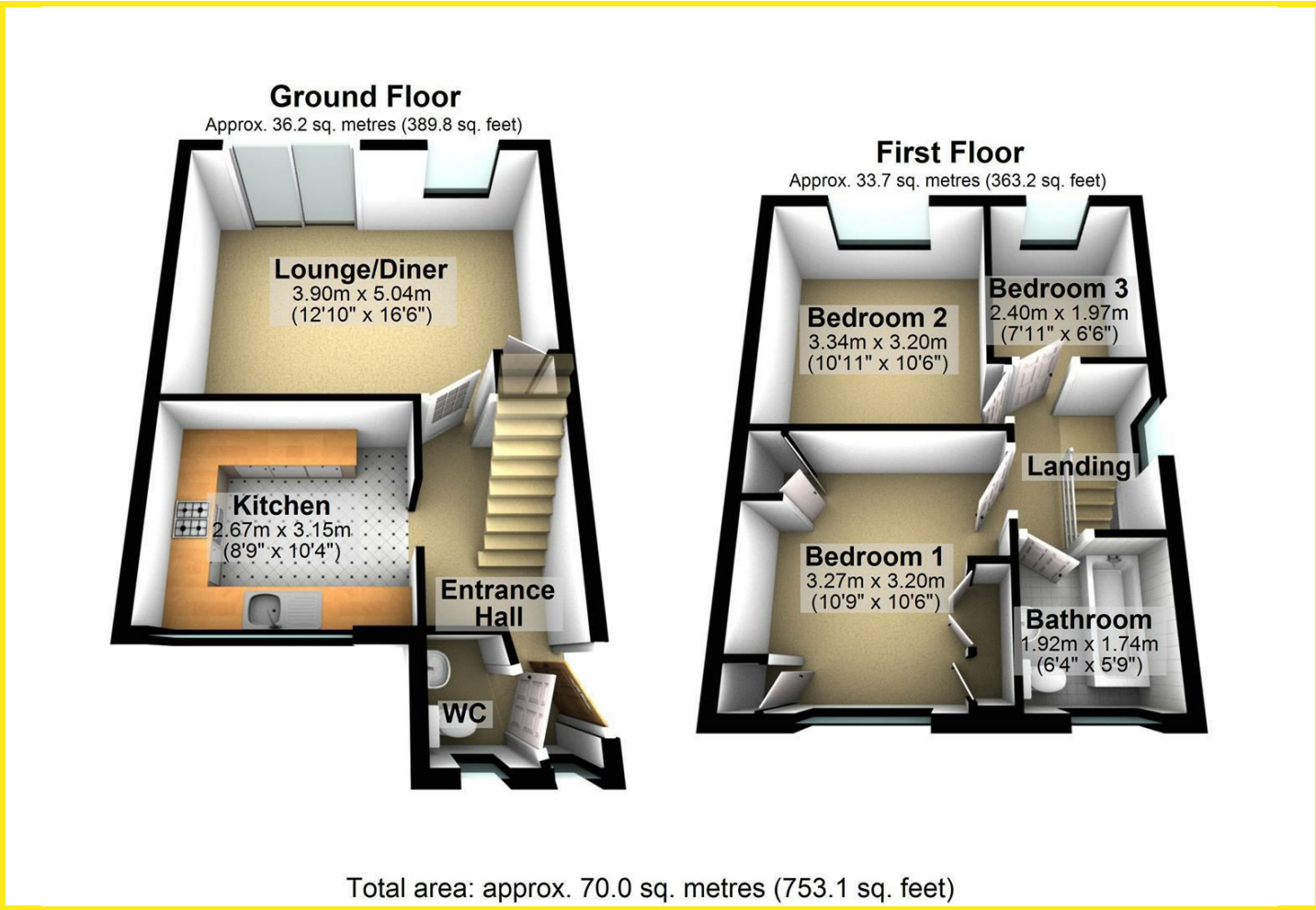
The exterior of the house was freshly painted in 2024, ensuring it maintains a pristine appearance. Additional features include new windows, doors, fascias, and soffits installed in 2021, off-road parking for two cars at the front, and a garage with bespoke doors, also fitted in 2021. The garage is partly converted, offering a versatile room at the rear, perfect for an office or workshop. The rear garden is a delightful retreat, featuring a decked seating area and a lawn bordered by a variety of plants and shrubs, ideal for relaxation and entertaining.

This property is a wonderful opportunity for those seeking a modern family home in a desirable location.





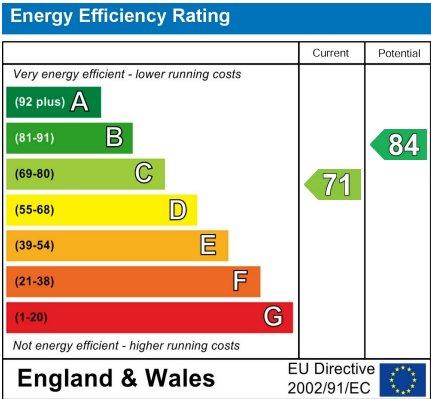
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From the Sherburn In Elmet office turn left onto Low Street and continue out of the village and into the village of South Milford. Upon entering the village take the first turning left onto Common Lane by the Swan Public House. Take the third turning right onto Burley Close where the property can be found on the left hand side as indicated by the agents board.

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