

Park Row

The proactive estate agent



Southlands Close, South Milford, Leeds, LS25 5NU

Offers In Excess Of £350,000



****DETACHED FAMILY HOME**THREE BEDROOMS**UTILITY**DOWNSTAIRS W/C**KITCHEN/DINER**ENSUITE TO BEDROOM ONE**GARAGE**PARKING**ENCLOSED REAR GARDEN****

Nestled in the charming area of Southlands Close, South Milford, Leeds, this delightful detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms, including a master suite with an ensuite bathroom, this property is ideal for families seeking both space and privacy.

The heart of the home is a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings with loved ones. The well-appointed kitchen provides ample space for culinary adventures, while the adjoining dining area allows for memorable family meals.

The property boasts two bathrooms, ensuring convenience for all residents. The enclosed rear garden is a true gem, offering a safe and serene outdoor space for children to play or for adults to unwind in the fresh air. Additionally, a detached garage provides valuable storage or parking options.

This home is not just a place to live; it is a sanctuary that combines comfort, style, and practicality. With its desirable location in South Milford, residents will enjoy a peaceful neighbourhood while still being within easy reach of local amenities and transport links. This property is a wonderful opportunity for those looking to settle in a welcoming community.

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS!'



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GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a black composite door with double glazed panels within which leads into;

ENTRANCE HALLWAY

11'9" x 7'1"



Stairs that lead up to the first floor accommodation, central heating radiator, understairs storage and internal doors that lead into;



LOUNGE

14'6" x 10'4"



Two double glazed windows to the front elevation and central heating radiator.

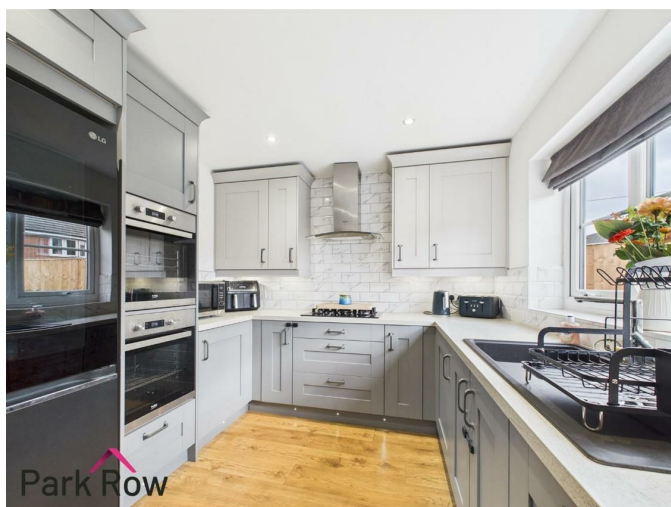


UTILITY ROOM
5'11" x 10'5"



Half glazed uPVC external door leading to the side elevation, a range of wall and base units in a white gloss finish, space and plumbing for a washing machine and space for a dryer, single stainless steel drainer sink and also houses the boiler.

KITCHEN/DINER
9'1" x 20'11"

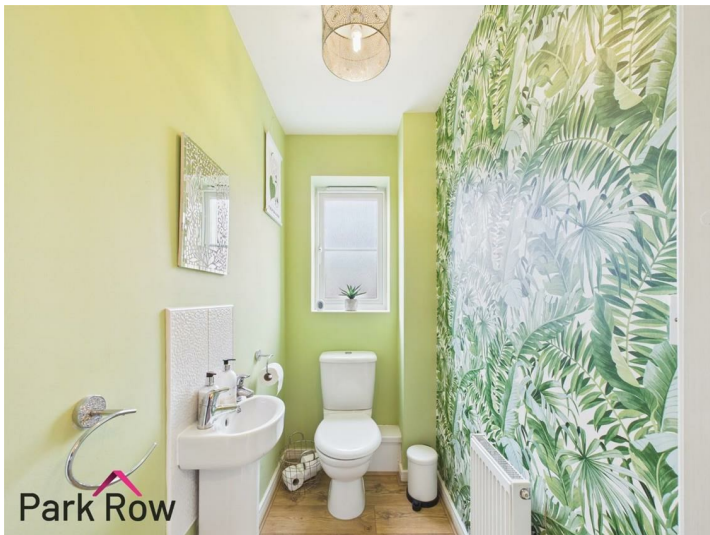


Double glazed window and double glazed double doors to rear elevation, central heating radiator, wall and base units in grey shaker style finish with stainless steel handles, square edge laminate worktops, one and a half grey sink with chrome tap over, space for an American style fridge/freezer, integral dishwasher, gas hob with extractor fan over and double electric oven below, tiled splashback and surround with plenty of space for dining table and chairs.





DOWNSTAIRS W.C
3'3".19'8" x 5'8"



Obscure double glazed window to the side elevation and a white suite comprising; close coupled w/c, hand basin with chrome taps over and a central heating radiator.

FIRST FLOOR ACCOMMODATION

LANDING
15'6" x 4'5"



Double glazed window to the front elevation, loft access, an internal door which leads to a storage cupboard and further internal doors which lead into;

BEDROOM ONE
13'9" x 10'4"



Two double glazed window to the front elevation, central heating radiator, built in drawers and wardrobes in a grey shaker finish with gold handles and a further door which leads into;



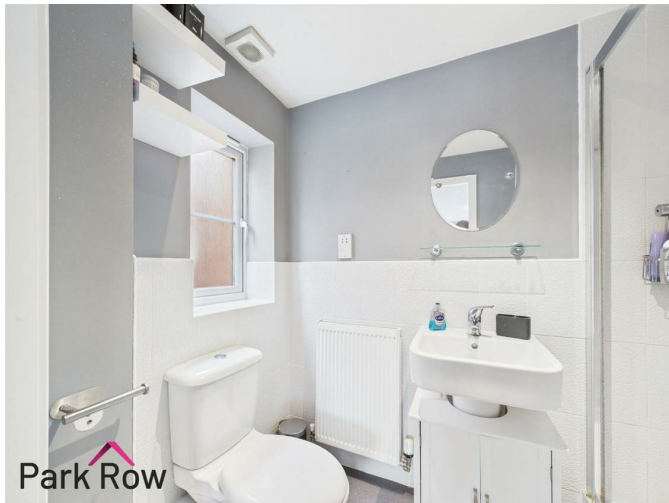
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BEDROOM TWO
11'7" x 10'3"



ENSUITE
3'10" x 7'5"



Obscure double glazed window to the side elevation and a white suite comprising; square walk in shower, fully tiled with mains shower and concertina shower screen, close coupled w/c, pedestal hand basin with chrome tap over and tiled splash back and central heating radiator.

Double glazed window to the rear elevation and a central heating radiator.



BEDROOM THREE
7'11" x 10'2"



Double glazed window to the rear elevation and a central heating radiator.



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FAMILY BATHROOM
7'1" x 5'5"



Obscure double glazed window to the side elevation and a white suite comprising; panelled bath with chrome tap over and mains shower above with glass shower screen, extractor fan, close coupled w/c, pedestal hand basin with chrome tap over, chrome heated towel rail, fully tiled to all walls and floor.

EXTERIOR
FRONT



To the front of the property there is a tarmac driveway with parking for multiple cars which leads to a detached garage. A secure wooden fence gives access to the rear garden and a further wooden fence and gate lead to the entrance door, the rest of the front garden has decorative stones and laurel hedging creating a safe enclosed space.



GARAGE

A detached garage with up and over door and has power and lighting. Access can also be through a side uPVC door in the rear garden.



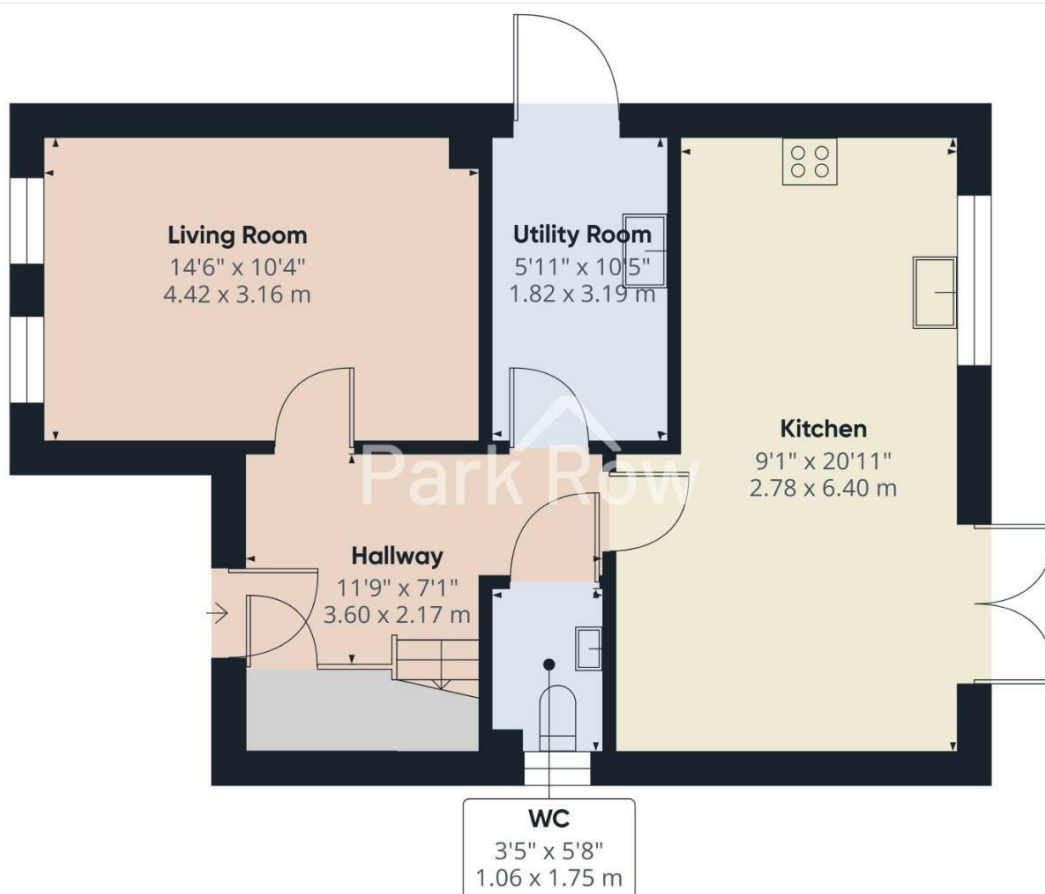
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REAR GARDEN



Accessed via the wooden pedestrian gate down the side of the property or the double doors in the kitchen/diner where you will step out onto: a paved area with space for seating, a paved footpath leads to the garage access and there is a wooden deck area at the bottom of the garden with further space for seating, perimeter wooden fencing to all sides.





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Approximate total area⁽¹⁾
552 ft²
51.2 m²

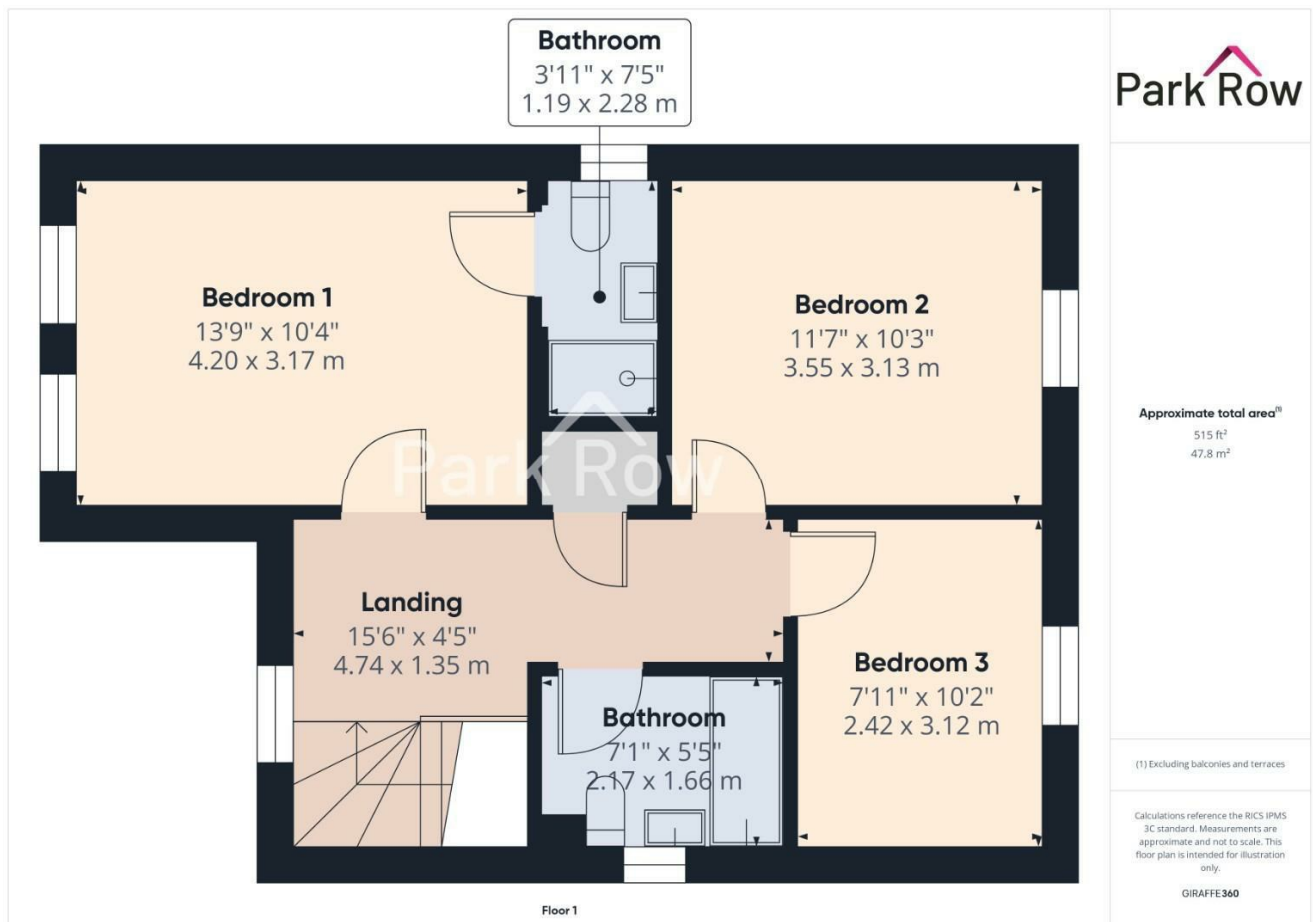
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360



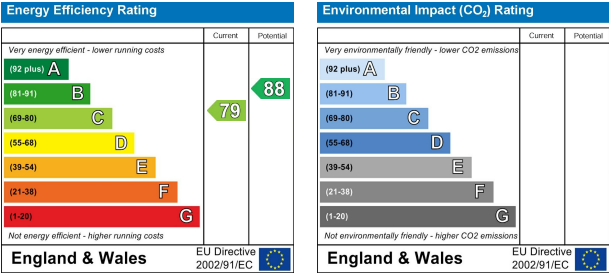
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