

Park Row

The proactive estate agent



High Street, South Milford, Leeds, LS25 5AQ

Offers In Excess Of £750,000



****IMPRESSIVE FULLY RENNOVATED DETACHED PROPERTY**FOUR BEDROOMS ALL WITH BATHROOMS**STUDY**DRIVEWAY WITH SPACE FOR MULTIPLE VEHICLES**MODERN OPEN PLAN KITCHEN/DINING ROOM**LAUNDRY ROOM**HIGH SPECIFICATION THROUGHOUT AND REAL ATTENTION TO DETAIL**BEAUTIFUL REAR GARDEN**SOUGHT AFTER VILLAGE LOCATION**GAMES ROOM****

Nestled in the charming High Street of South Milford, this stunning detached house is a true gem waiting to be discovered. Boasting 3 reception rooms, 4 bedrooms, and 4 bathrooms, this property offers ample space for comfortable living.

This home exudes modern elegance and has been meticulously renovated to a high specification with great attention to detail. Each of the four bedrooms comes complete with a bathroom, ensuring privacy and convenience for all residents. Additionally, there is a main family bathroom for added comfort.

Entertainment and productivity are at the forefront of this property, featuring a spacious games room and a separate office space. Whether you're looking to unwind with family and friends or focus on work, this house caters to all your needs.

One of the standout features of this property is the impressive driveway, providing parking for multiple vehicles. The beautifully landscaped gardens at the front and rear of the house offer a serene escape from the hustle and bustle of everyday life.

Located in a sought-after village setting, this home is perfect for families looking to settle down in a peaceful yet vibrant community. Don't miss out on the opportunity to make this meticulously designed property your own slice of paradise in South Milford.

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

PORCH

Accessed via stone steps from the driveway and includes space for seating, outdoor lighting and access into the property.

ENTRANCE



Enter through a wooden door with two double glazed windows either side which leads into;



ENTRANCE HALLWAY



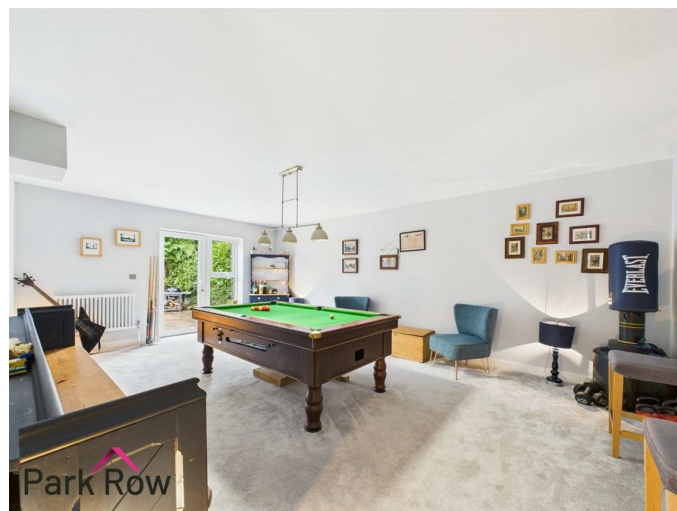
Stairs which lead up to the first floor accommodation with grey and white wooden spindles and a wooden balustrade, cupboard door which leads into storage, two open doorways which lead into the lounge plus the kitchen/dining room, central heating radiator and a further open doorway which leads into;

STUDY



The space is currently being used as an office and includes; double glazed sash windows to the front elevation, central heating radiator and an internal door which leads into;

GAMES ROOM
20'11" x 13'8"



Previously the garage and is currently used as a games room or could be plenty of other uses and includes; double glazed windows to the rear elevation, two central heating radiators and a double glazed door which leads out to the rear garden.

LOUNGE
26'7" x 20'10"



Four double glazed sash windows with two to the front elevation and two to the side, cast iron wood burning fire stove set within a slate tiled alcove with a wooden beam above, two central heating radiators, vertical central heating radiator, double glazed patio doors which lead out to the rear garden, space for a dining table and chairs plus an open doorway which leads into;





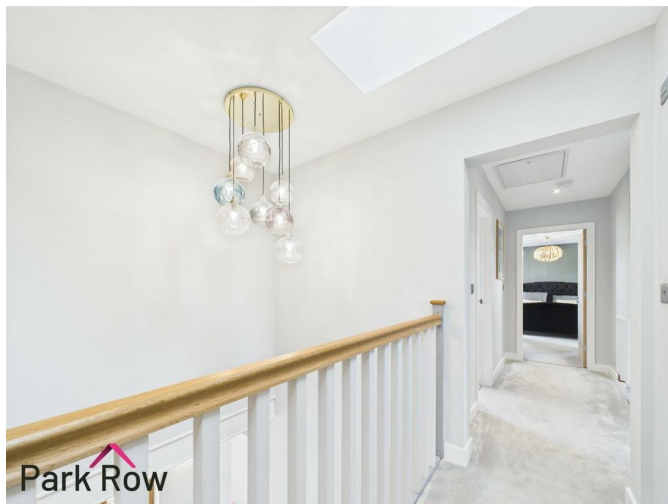
KITCHEN/DINER
22'0" x 15'6"



FIRST FLOOR ACCOMMODATION

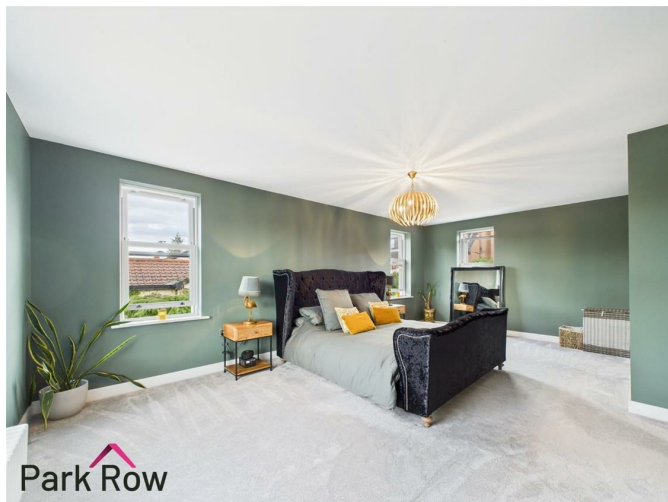
Double glazed window to the rear elevation, wall and base units in a high white gloss finish with stainless steel handles, space for an induction hob range cooker with a granite splashback and an extractor fan over, integral washing machine, one and a half drainer sink set within the worktop with chrome taps over, granite worktops surrounding, island with a built in breakfast bar to the centre with matching white gloss units and a quartz worktop with space for seating, integral wine cooler within the island, integral 'SMEG' dishwasher within the island, space for a freestanding American style fridge freezer, LED spotlights to the ceiling, LED lights to the kickboards, central heating radiator, obscure double glazed door which leads out to the rear garden plus a double glazed double door with double glazed windows either side which also leads out to the rear garden.

LANDING
29'2" x 3'11"



Two double glazed skylights to the ceiling, loft access, lighting pendant above the stairs, two central heating radiators and internal doors which lead into;

BEDROOM ONE
21'0" x 13'8"



Four double glazed sash windows with two to the side elevation and one to both the front and rear elevation, two central heating radiators and an open doorway which leads into;



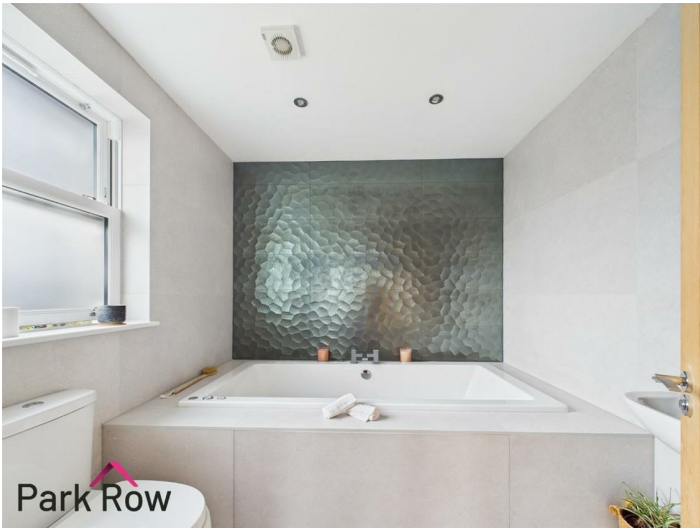
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WALK IN WARDROBE



Full length and width built in wardrobes with wood-effect and mirrored sliding doors with plenty of space for storage, spotlights to the ceiling and an internal door which leads into;

ENSUITE
8'0" x 7'10"



Obscure double glazed sash window to the rear elevation and includes a white suite comprising; built in tiled jacuzzi-style bath with chrome taps over and Italian tiled splashback creating a feature wall behind, close coupled w/c, pedestal hand basin with chrome taps over, fully tiled floor to ceiling plus LED spotlights to the ceiling.

BEDROOM TWO
21'1" x 14'3"



Two double glazed sash windows, one to the front and one to the rear elevations, two central heating radiators and an internal door which leads into;



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ENSUITE
8'0" x 4'5"



Obscure double glazed window to the rear elevation and includes a white suite comprising; fully tiled walk in shower with a mains showerhead above and a glass shower screen, close coupled w/c, hand basin set within a white gloss unit with space for storage, chrome towel radiator, fully tiled floor to ceiling and LED spotlights to the ceiling.



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Approximate total area⁽¹⁾
1410.06 ft²
131 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Floor 0



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