



## Brooklands, South Milford – LS25 5DF

Offers in Region of £270,000







## Brooklands

South Milford, Leeds, LS25 5DF

- An Extended, Two Bedroomed End Terraced Home
- West Facing Rear Garden
- 105 Sq. M. / 1130 Sq.Ft.
- Mains Electricity. Electric Heating System
- Mains Water Supply. Septic Tank.
- Broadband: FTTP Mobile: 4G
- Brick Built Construction with first floor extension and loft conversion.
- EPC Rating 'D' (55)
- Council Tax Band 'B'



A well presented 2 bedroomed end terraced house with converted loft space which has been recently renovated.

Stepping over the threshold through the front entrance porch and into the lounge with feature fireplace and windows to two aspects for lots of natural light. A door leads into the spacious kitchen and dining/garden room.

The newly fitted kitchen features attractive pale grey units and white tiled splash backs. Integrated appliances include fridge/freezer, electric oven and hob. There is also a space for washing machine.

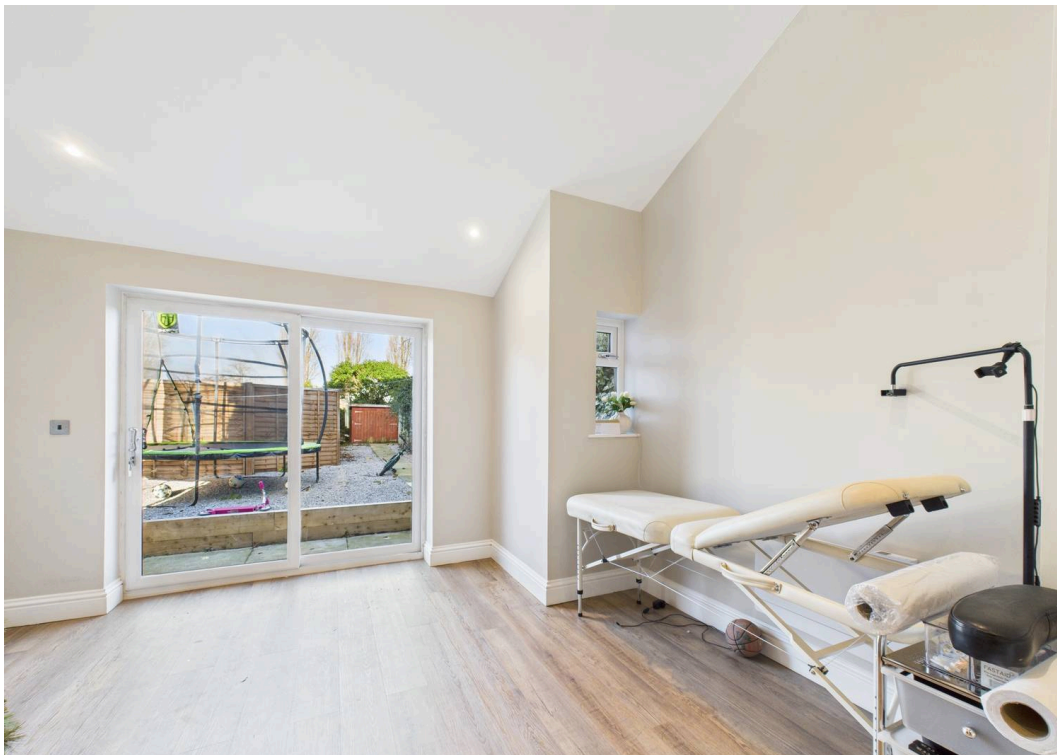
The Garden room allows light to flood into the lounge but also provides extra living space with sliding doors out to the enclosed rear garden.

Upstairs, doors lead to the two bedrooms and bathroom with a further staircase leading to the loft room. Both bedrooms are of a similar size and offer lovely rural views.

Outside: To the front is a low maintenance garden with parking area and septic tank. To the rear is the enclosed low maintenance garden.

Viewing is essential to appreciate the bags of potential on offer and enjoy the most of village life in this rural and desirable location.









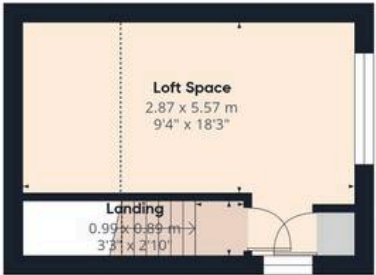




Ground Floor



Floor 1



Floor 2



Approximate total area <sup>(1)</sup>
97.6 m <sup>2</sup>
1050 ft <sup>2</sup>
Reduced headroom
5.8 m <sup>2</sup>
63 ft <sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360





**JP Harll**

J P Harll Estate Agents, 24 Finkle Street – YO8 4DS

01757 709955 • [sales@jpharll.co.uk](mailto:sales@jpharll.co.uk) • [www.jpharll.co.uk/](http://www.jpharll.co.uk/)

**JP HARLL**