



High Street, South Milford, Leeds, LS25 5AQ

Offers In Excess Of £450,000



DETACHED FAMILY HOMEFOUR BEDROOMS**OFFICE**UTILITY ROOM**DETACHED GARAGE**FRONT AND REAR GARDENS**OFF STREET PARKING**SOUGHT AFTER VILLAGE LOCATION**STONE BUILT**EN-SUITE**DOWNSTAIRS W/C**OPEN PLAN KITCHEN/DINING/LIVING ROOM**

Nestled in the charming village of South Milford, Leeds, this delightful detached family home offers a perfect blend of comfort and modern living. Spanning an impressive 1,362 square feet, the property boasts four spacious bedrooms, making it an ideal choice for families seeking room to grow.

As you enter, you are welcomed into a well-presented open plan lounge, dining, and kitchen area, which creates a warm and inviting atmosphere for both relaxation and entertaining. The layout is designed to maximise space and light, ensuring a bright and airy feel throughout the home.

The property features two well-appointed bathrooms, including an en-suite to the master bedroom, providing convenience and privacy for the whole family. Additionally, a utility room and a downstairs w/c enhance the practicality of this lovely home.

Outside, the property is complemented by front and rear gardens, perfect for enjoying the outdoors or hosting summer gatherings. The detached garage and off-street parking for a couple of vehicles adds to the appeal, making this home not only stylish but also functional.

Situated in a sought-after village location, this stone-built residence offers a peaceful retreat 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 friendly community with all the comforts of modern living. Don't miss the chance to make this charming house your new home.

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!



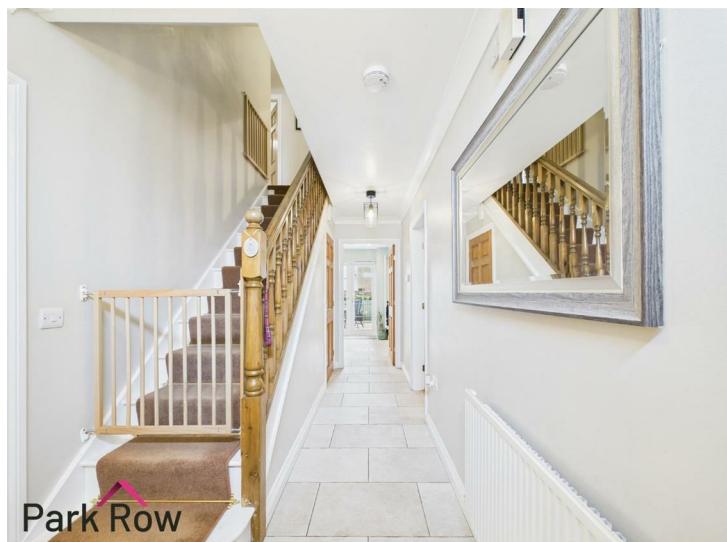


GROUND FLOOR ACCOMMODATION
ENTRANCE



Enter through an oak door with a frosted double glazed window above and white wooden overdoor decoration surrounding which leads into;

ENTRANCE HALLWAY
15'8" x 3'6"



Stairs which lead up to the first floor accommodation with a wooden balustrade and spindles, tiled flooring, a central heating radiator and internal doors which lead into;

LOUNGE
15'8" x 11'6"



A double glazed window to the front elevation, a fireplace set within a black hearth and a wooden surround, a central heating radiator and an opening which leads into;



**FEDERATION
OF INDEPENDENT
AGENTS**



DINING ROOM
11'7" x 10'2"



Park Row

A double glazed double door which leads out to the rear elevation, a vertical central heating radiator and an opening which leads into;

KITCHEN
15'8" x 10'1"



Park Row

A double glazed window to the rear elevation, white wooden wall and base units surrounding with LED underlighting to the wall units, oak worktops, one and a half sink set within the worktop which chrome taps over, space for a freestanding cooker with a built in extractor fan over, brick-effect tiled splashback surrounding, integral dishwasher, integral fridge/freezer, tiled flooring, LED spotlights to the ceiling, a vertical central heating radiator, a double glazed double door which lead out to the rear garden and an internal oak door which leads into;



Park Row



Park Row



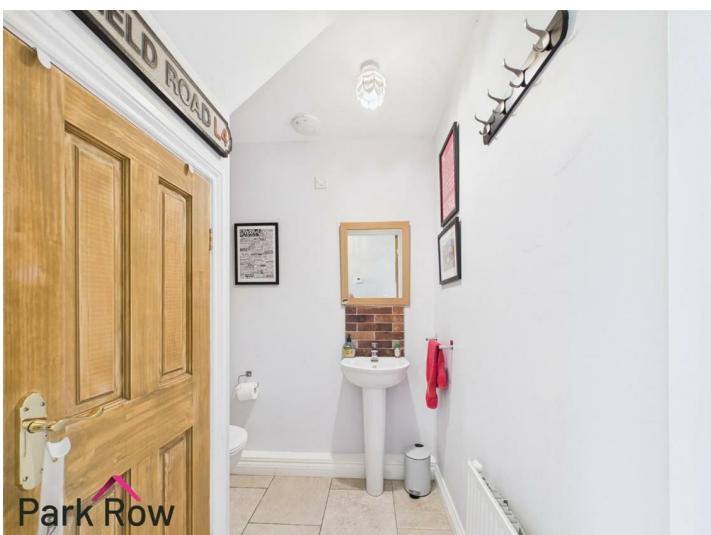
UTILITY ROOM
6'0" x 5'8"



Park Row

Wooden shaker-style wall and base units which match the kitchen, roll-edge laminate worktop, space and plumbing for a washing machine and a dryer, a central heating radiator, houses the boiler and a composite door with an obscure double glazed window within which leads out to the side of the property.

DOWNSTAIRS W/C
6'0" x 5'6"



Includes a white suite comprising; a close coupled w/c, a pedestal hand basin with chrome taps over and brick-effect tiled splashback behind, tiled flooring, a central heating radiator and a an oak door which leads into a storage cupboard.

OFFICE
9'0" x 8'10"



A double glazed window to the front elevation and a central heating radiator.

FIRST FLOOR ACCOMMODATION

LANDING
13'3" x 5'9"



Loft access and internal oak doors which lead into;



FIA
FEDERATION
OF INDEPENDENT
AGENTS



BEDROOM ONE
15'0" x 11'4"



Park Row

Two double glazed window to the front elevation, double oak doors which lead into wardrobe space, a central heating radiator and an oak internal door which leads into;



Park Row



EN-SUITE
5'6" x 5'2"



A double glazed window to the side elevation and includes a white suite comprising; a close coupled w/c, a hand basin set within a white wooden unit with space for storage plus chrome taps over, a chrome heated towel rail, LED spotlights to the ceiling and a fully tiled square shower enclosure with a mains shower plus a glass shower screen.



FEDERATION
OF INDEPENDENT
AGENTS



BEDROOM TWO
14'10" x 9'1"



A double glazed window to the front elevation and a central heating radiator.

BEDROOM THREE
11'5" x 8'8"



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

BEDROOM FOUR
10'11" x 8'11"



A double glazed window to the front elevation and a central heating radiator.

FAMILY BATHROOM
7'8" x 6'6"



An obscure double glazed window to the rear elevation and includes a white suite comprising; a close coupled w/c, a hand basin set within a white wooden unit with space for storage plus chrome taps over, a panel bath with a showerhead attachment above and a glass shower screen, tiled around the bath and half-tiled to the remaining walls, LED spotlights to the ceiling and a white towel radiator.

EXTERIOR



FEDERATION
OF INDEPENDENT
AGENTS



FRONT

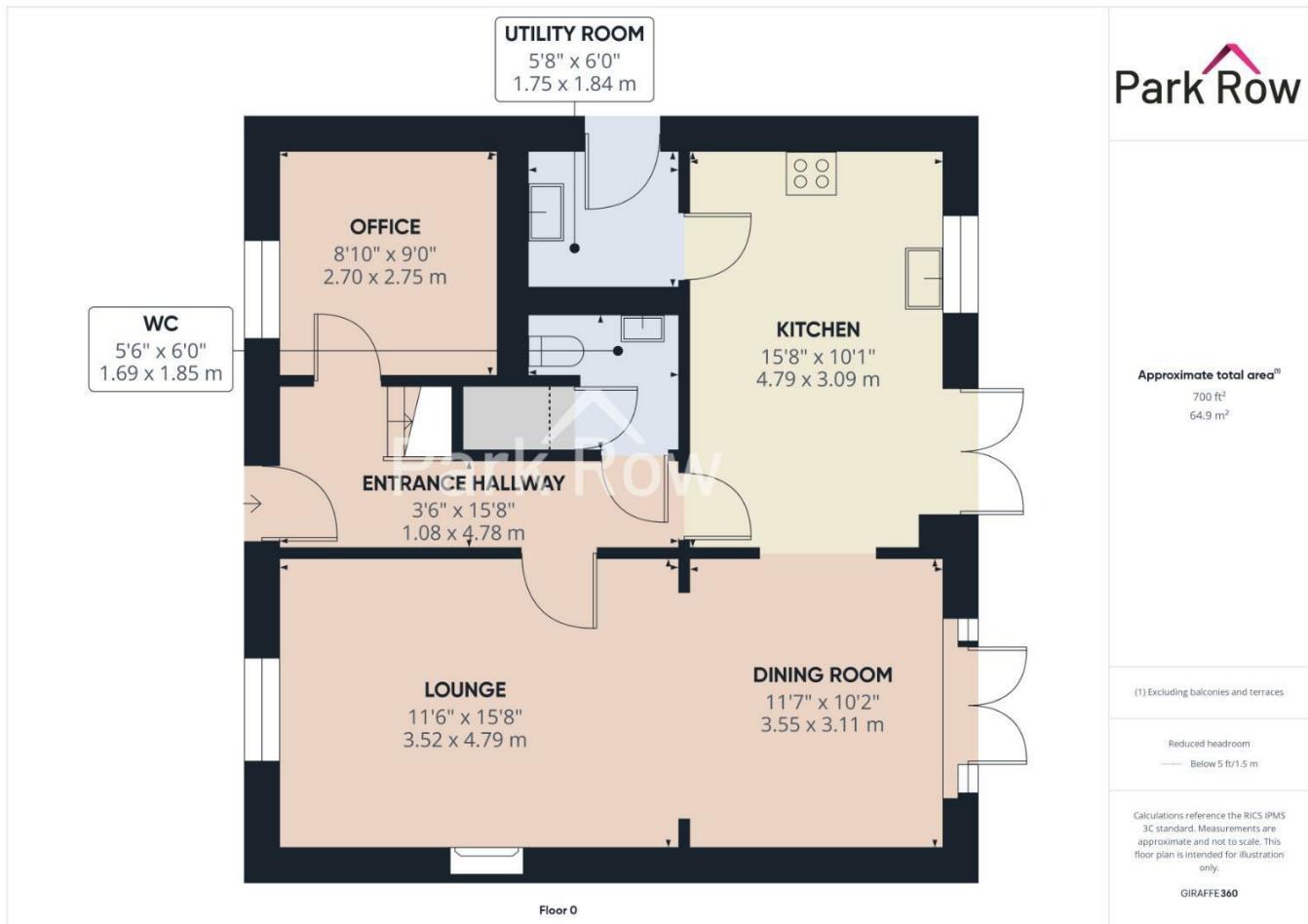


Steps up to a wooden pedestrian gate which leads into the front garden, a paved pathway which leads to the entrance door and to the wooden pedestrian gate which leading to the rear garden, perimeter stone wall to the front, mature bushes creating a feel of privacy, outdoor lighting and the rest is mainly lawn.

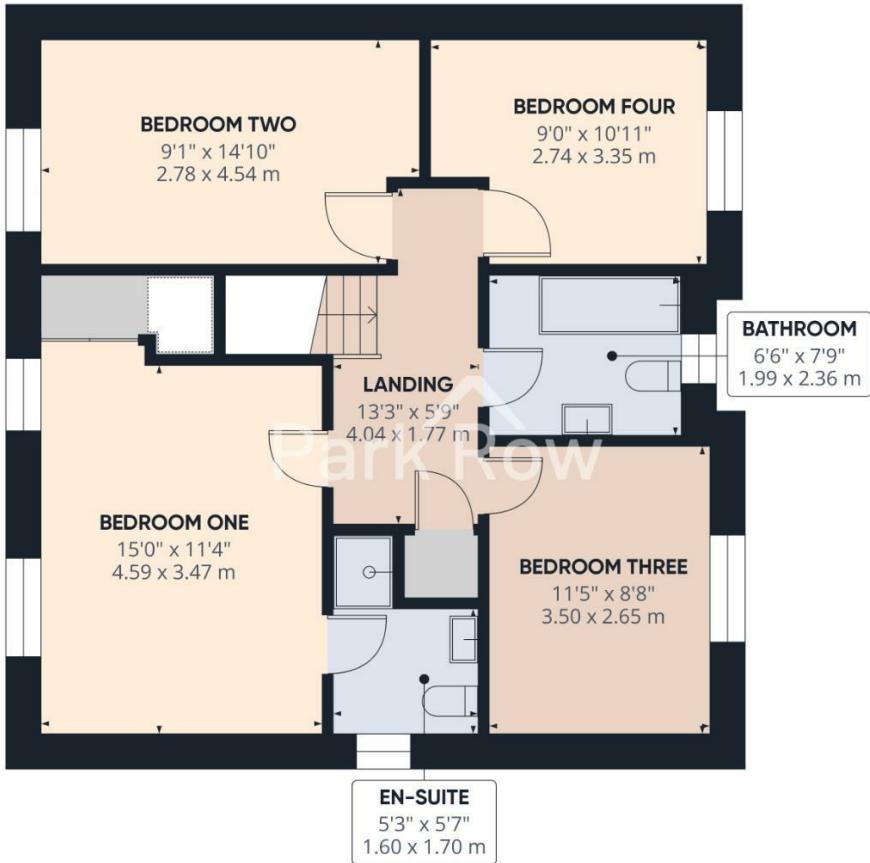


MEMBER
FIA
FEDERATION
OF INDEPENDENT
AGENTS
BY INVITATION ONLY

Park Row



MEMBER
FIA
FEDERATION
OF INDEPENDENT
AGENTS
BY INVITATION ONLY



Approximate total area⁽¹⁾
662 ft²
61.5 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.

GIRAFFE 360



MEMBER
FIA
BY INVITATION ONLY
FEDERATION
OF INDEPENDENT
AGENTS



Park Row

Approximate total area⁽¹⁾
1362 ft²
126.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

GIRAFFE360

W www.parkrow.co.uk

T 01977 681122

34 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BA
sherburn@parkrow.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



FEDERATION
OF INDEPENDENT
AGENTS