



# 30 High Street

South Milford  
LS25 5AA

Offers in the region of £175,000

2 Bed House - Semi-Detached



- TRADITIONAL SEMI-DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- LIVING ROOM
- GOOD SIZED KITCHEN
- IN NEED OF MODERNISATION
- POPULAR LOCATION
- NO CHAIN

 Elmhirst  
Parker  
Estate Agents & Solicitors



Nestled in the heart of South Milford, this traditional semi-detached house on High Street presents an excellent opportunity for those looking to create their dream home. Spanning an inviting 863 square feet, the property features a well-proportioned reception room and two double bedrooms. With no onward chain, this property is ready for you to move in and start your renovation journey without delay.

Entrance Door leading into lobby and then into:-

**Entrance Hall**  
With stairs off and a radiator.

**Living Room**  
3.7m x 3.38m (12'1" x 11'1")  
Having a tiled fireplace and a bay window to the front elevation.

**Kitchen**  
5.64m max x 3.38m (18'6" max x 11'1")  
Having a basic range of units and windows to the side and rear elevations. Door into:-

**Rear Porch**  
With a door into the rear garden.

**Landing**  
With doors off and a window to the rear elevation. Cupboard housing the central heating boiler.

**Bedroom 1**  
3.7m x 3.38m (12'1" x 11'1")  
Having built in cupboards and a window to the front elevation.

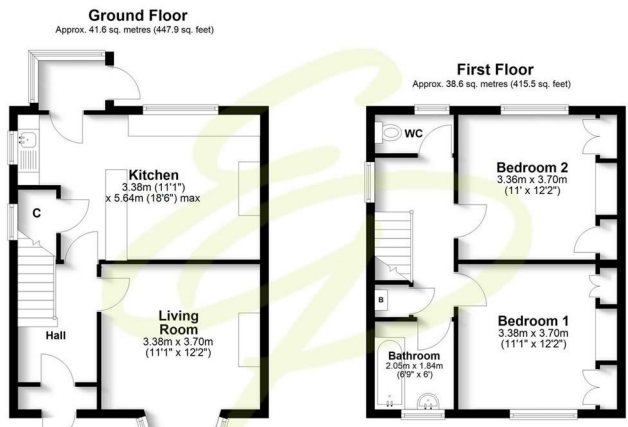
**Bedroom 2**  
3.7m x 3.36m (12'1" x 11'0")  
Having built in cupboards and a window to the rear elevation.

**Bathroom**  
2.05m x 1.84m (6'8" x 6'0")  
Having a panelled bath with shower over and a wash hand basin. With a window to the front elevation.

**Separate WC**  
Having a wc and a window to the rear elevation. Radiator.

**Outside**  
The front garden is laid to lawn with shrubs and trees. A driveway to the side leads to the rear garden which comprises a concreted area, garage and outbuilding.

**Utilities**  
Mains Electric  
Mains Gas  
Mains Water (Not metered)  
Mains Sewerage  
Mobile 4G  
Broadband FTTP (Ultrafast)



All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	
		2002/91/EC	

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