



Mulberry Court, South Milford

Offers Over £315,000

Stephensons
estate agents & chartered surveyors



Mulberry Court,
Leeds LS25 5PZ

Est. 1871

Offers Over £315,000

Located in the charming village of South Milford, is this impressive three bedroom semi detached property. With modern living and energy efficiency in mind, this is the perfect place to call home.

The property welcomes you into a useful utility room, beautifully appointed with bespoke cabinetry finished in a striking dark teal green, complemented by Dekton work surfaces. This practical space offers ample storage, an integrated under-counter fridge and sink, and houses the property's boiler. From here, access is provided to a convenient downstairs cloakroom, fitted with a vanity sink unit, radiator and WC, alongside a useful storage cupboard ideal for coats and outdoor essentials. The staircase also leads to the first-floor accommodation.

Moving through to the lounge, you will find a peaceful and inviting space in which to unwind, complete with a further storage cupboard. The lounge flows seamlessly into the impressive open-plan kitchen diner, forming the extension added by the current owners in 2022. The kitchen is fitted with a quality German Schüller design in a contemporary pale grey concrete-effect finish, incorporating an integrated fridge freezer, double oven, Hotpoint dishwasher and electric hob. There is ample room for a dining table, making this a sociable hub of the home, while bi-folding doors frame views of the delightful rear garden and create a wonderful connection



Tenure: Freehold
Services/Utilities: All mains services connected
Broadband Coverage: up to 1600* Mbps download speed
EPC Rating: 82 (B)
Council Tax: North Yorkshire Council Band C
Current Planning Permission: No current valid planning permissions
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Viewings: Strictly via the selling agent –
Stephensons Estate Agents – 01757 706707

*Download speeds vary by broadband providers
so please check with them before purchasing.



between indoor and outdoor living.

The first floor offers two generously proportioned double bedrooms, one of which is currently utilised as a home office and snug, demonstrating the flexibility of the accommodation to suit a variety of needs. These bedrooms are served by a modern shower room, thoughtfully fitted with a walk-in shower, vanity sink unit with LED mirror above, heated towel rail and WC. The contemporary finish creates a stylish and practical space for everyday use.

Occupying the second floor is the impressive master suite, providing a private and relaxing retreat away from the main living areas. The spacious bedroom is complemented by a dedicated dressing area and an en-suite shower room, creating a well-appointed principal suite. The shower room features a generous walk-in shower with a useful shower ledge, a vanity sink unit with round countertop wash basin and LED mirror above, chrome heated towel rail and WC. Together, these spaces provide a comfortable and well-considered sanctuary within the home.

To the front of the property, a manageable lawn is complemented by a paved pathway leading to the main entrance. To the side, a driveway provides ample off-road parking for multiple vehicles and leads to the attached single garage, which benefits from power and lighting. The garage also offers convenient pedestrian access to the rear. The delightful rear garden provides an inviting setting for outdoor relaxation and entertaining. The bi-folding doors open onto a paved area finished with attractive outdoor porcelain tiles, creating the perfect spot for al fresco dining or comfortable outdoor seating. Beyond this, a raised lawn is bordered by planted beds, adding greenery and interest while creating a welcome degree of privacy.

A further notable benefit of this property is the installation of solar panels, which are fully owned by the vendors, offering the potential to help reduce reliance on grid electricity and contribute towards household energy efficiency.

Partners:

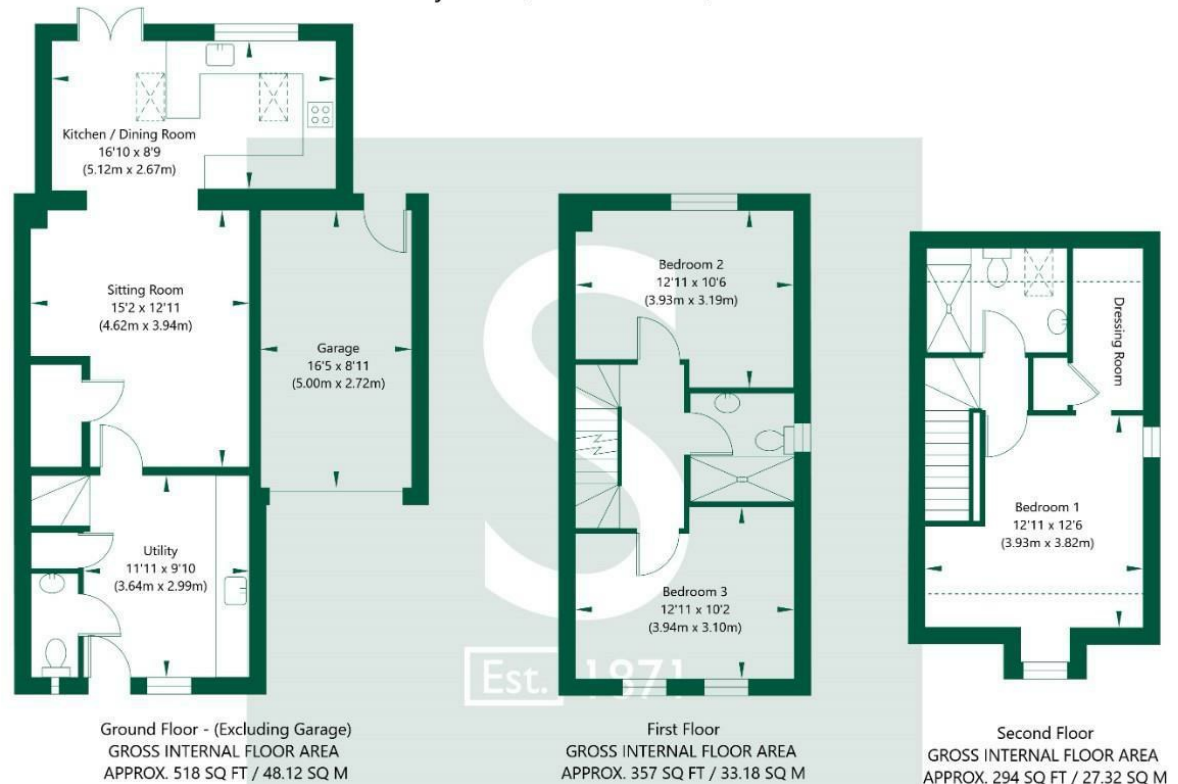
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1169 SQ FT / 108.62 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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