



Brooklands, South Milford, LS25 5DF

Offers in Region of **£250,000**





- 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 two bedroomed end terraced house which has been significantly modernised and improved..

Stepping over the threshold and into the front entrance porch, where you have space to kick off your boots and up your coat. The square-shaped lounge has space for the largest of sofas to seat friends and family on special occasions. Thick cream carpets gives a sumptuous feel, whilst the front and side windows give plenty of natural light creating a airy feel.

The newly fitted kitchen boasts Shaker style, Dove grey, wall and floor units with laminate worktops and matching Island. Integrated appliances include a fridge/freezer and space for washing machine. Cooking facilities include an Electric oven and hob, which sit within the feature fireplace.

The island in centre provides further storage and space to seat two. A staircase leads to the first floor accommodation.

The Kitchen is open plan to the Garden room extension. This generous sized room has large patio sliding doors which allows light to flood into the room. Whether you wish to use this space as an additional sitting room, a formal dining room or a place to work, the options are endless.

Upstairs, on the first floor, doors lead to the two bedrooms and modern family 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. To the rear is the enclosed low maintenance garden. The septic tank, is situated below ground level. The rear is an enclosed, low maintenance garden.

Viewing is essential to appreciate the bags of potential on offer and enjoy the most of rural life.

Property Information Disclaimer

The information in this property listing has been provided by the vendor and/or third-party sources. While we make every reasonable effort to ensure the accuracy of the information, we cannot guarantee its completeness or reliability, and no reliance should be placed on it as a statement of fact.

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- Verify the information independently before making any transactional decisions
- Conduct their own inspections, surveys and searches
- Seek independent legal and professional advice as appropriate.

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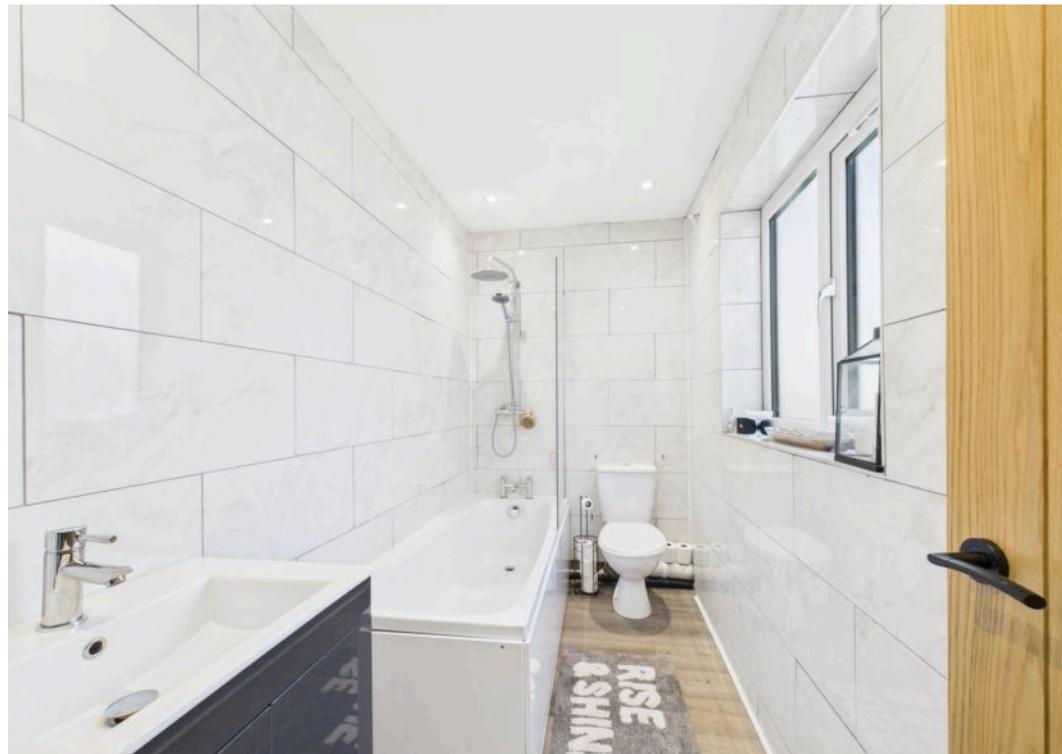
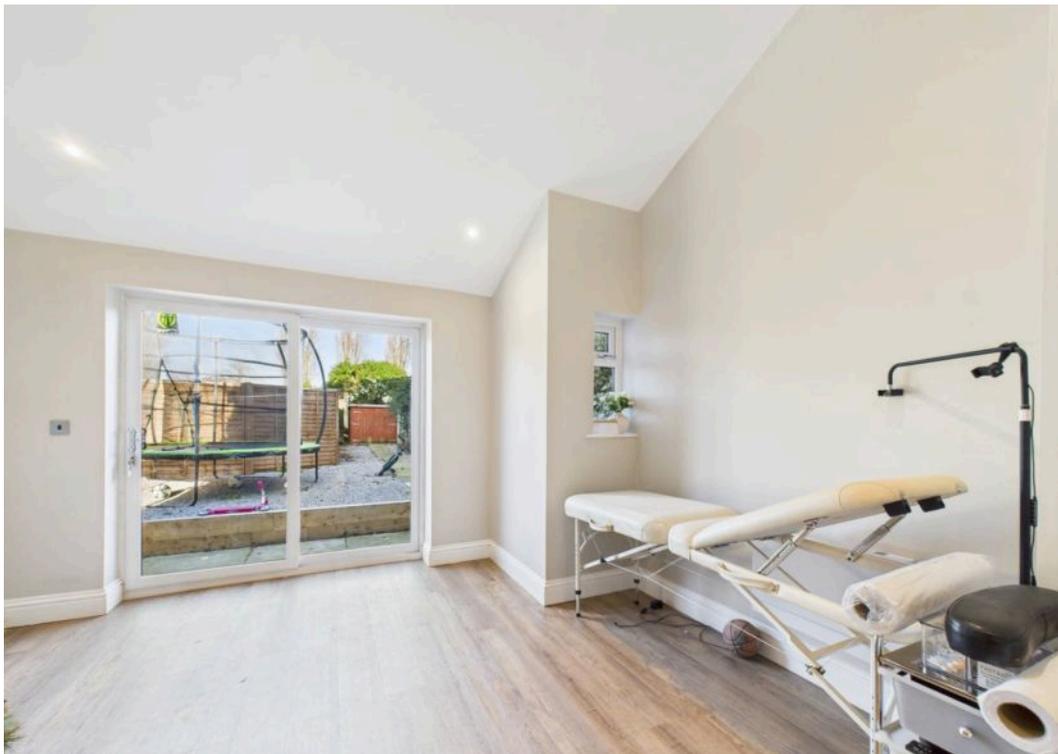
All viewing appointments to be arranged via JP Harll. If you require clarification on any point, then please contact us especially if you are travelling some distance to view.

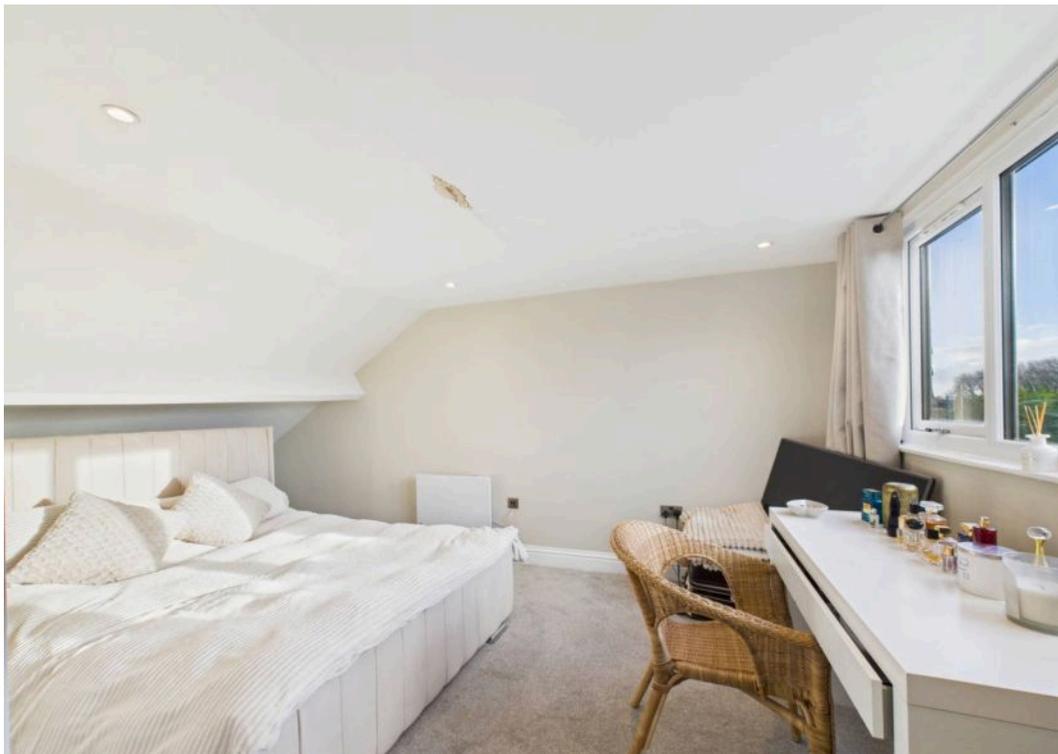
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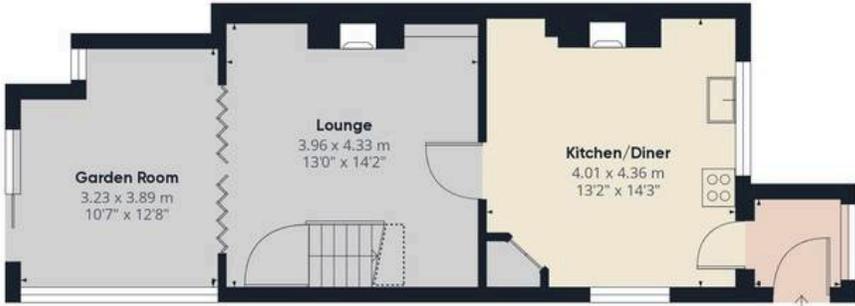
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Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00
Should you wish to arrange a viewing, please contact us on 01757 709955



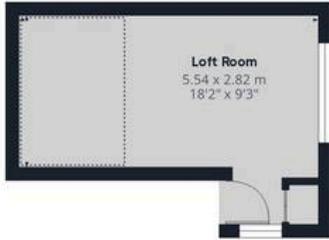




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
 98.44 m²
 1059.58 ft²

Reduced headroom
 6.16 m²
 66.36 ft²

Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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



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