



High Street | South Milford | LS25 5AQ

£170,000

Two bedroom end terrace | Council Tax Band B | EPC Rating D

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**\*\*\*WELL PRESENTED. IDEAL FIRST TIME BUYER OPPORTUNITY. POPULAR VILLAGE LOCATION.\*\*\***

Nestled in the charming village of South Milford, Leeds, this delightful end-terraced cottage finished in 'Yorkshire' stone offers a perfect blend of comfort and character and retaining many of its original features. With no chain and vacant possession, this property is ready for you to move in and make it your own.

The cottage features a welcoming reception room, ideal for relaxing or entertaining guests, a fitted kitchen with a utility/porch and two well-proportioned bedrooms provide ample space for rest and relaxation, making it a perfect home for couples or small families. The bathroom is conveniently located to the ground floor, ensuring ease of access for all.

One of the standout features of this property is the enclosed patio garden, which offers a private outdoor space for enjoying sunny days or hosting gatherings. It is a wonderful spot for simply unwinding after a long day.

Situated on the High Street, this cottage benefits from the convenience of local amenities, including shops and transport links, making it an ideal location for those who appreciate both tranquillity and accessibility.

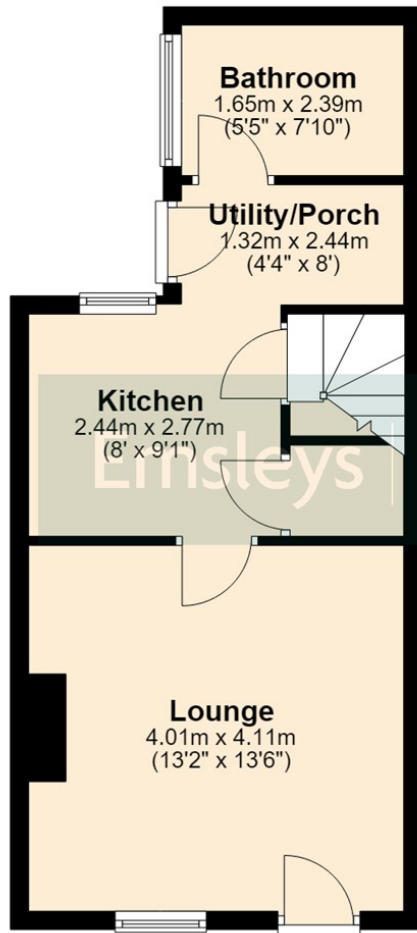
This charming cottage is a rare find in South Milford, combining modern living with the quaint charm of village life. Don't miss the opportunity to view this lovely home and experience all it has to offer.





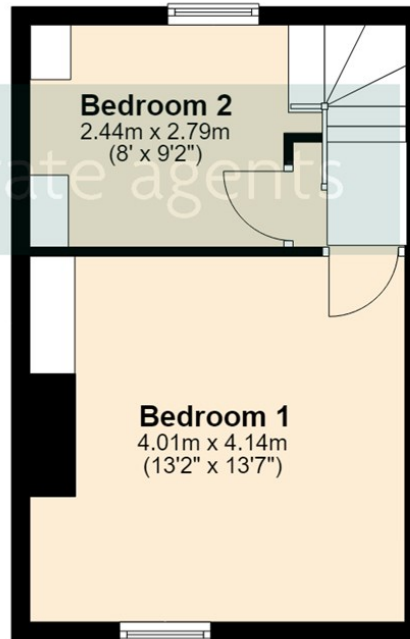
## Ground Floor

Approx. 34.6 sq. metres (372.4 sq. feet)



## First Floor

Approx. 27.1 sq. metres (291.2 sq. feet)



Total area: approx. 61.7 sq. metres (663.6 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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