



High Street | South Milford | LS25 5AA

£215,000

Two bedroom semi-detached cottage | Council Tax Band B | EPC Rating TBC

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**\*\*\*SUPERBLY PRESENTED THROUGHOUT. UPDATED KITCHEN & SHOWER ROOM. POPULAR LOCATION.\*\*\***

Appealing to a discerning professional couple or single person is this deceptively spacious Victorian semi detached cottage which provides an abundance of period charm and character located in the heart of this popular village.

Built around 1870, the Cottage has feature exposed beams and an attractive fireplace with a cast iron wood burning stove inset. Offered with a gas central heating system and PVCu double glazed windows the accommodation briefly comprises: Lounge, dining kitchen, two first floor double bedrooms with large deep fitted wardrobes, shower room/WC and a small rear Courtyard. Situated in this popular semi-rural Village served by public transport connections which are a key advantage of this location. South Milford railway station is close by, providing services towards Leeds, York and Selby. Typical journey times are around 20–25 minutes to Leeds and approximately 20 minutes to York, making the property practical for commuters. There are also bus services linking the village with surrounding towns.

For leisure, residents can enjoy nearby countryside walks and green spaces across the local area, as well as facilities in neighbouring villages. Road links are strong, with convenient access to the A1(M) and M62, offering routes towards Leeds, York and beyond. Call now to arrange your viewing.





### Ground Floor

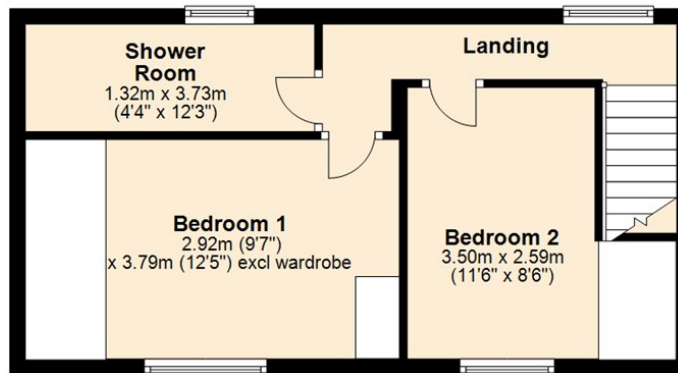
Approx. 35.9 sq. metres (386.5 sq. feet)



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### First Floor

Approx. 36.6 sq. metres (394.1 sq. feet)



Total area: approx. 72.5 sq. metres (780.6 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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