



Imperial Gardens | South Milford | LS25 5FR

£260,000

Three bedroom semi-detached house | Council Tax Band C | EPC Rating B

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\*\*\*ENVIABLE CUL-DE-SAC LOCATION. STUNNING THROUGHOUT. RARE OPPORTUNITY\*\*\*

This is lovely example of a family home briefly comprising; entrance hall, WC, lounge and dining/kitchen, with three first floor bedrooms, master having en-suite facilities and a bathroom serving the remaining two. PVCu double-glazing, gas central heating system and having a tarmacadam tandem driveway for up to two cars and accessing a single detached garage with an up-and-over door. Enclosed well manicured garden to the rear and set within easy reach of York, Leeds, Selby, A1/M1 and M62 motorway network. This three bedroom semi-detached home will prove popular and will be in high demand. Call now to arrange your viewing.

## Ground floor

### Entrance hall

Having a composite double-glazed entrance door, laminate floor and oak doors to the WC and lounge.

### WC 1.37m x 0.86m (4'6" x 2'10")

Vanity housed wash hand basin with splashback tiling, unit housed push flush WC with work surface over, radiator, extractor and continuation of laminate flooring from the hall.

### Lounge 5.31m x 3.18m (17'5" x 10'5")

Neutral décor with laminate flooring, stairs to the first floor landing, store cupboard with an oak door and an oak door to the kitchen/diner, central heating radiator and PVCu double-glazed window to the front aspect.

### Kitchen/diner 4.17m x 3.02m (13'8" x 9'11")

Boasting a modern range of gloss cream wall and base units with complimentary wood effect work surfaces and splashback tiling. Inset one and a half bowl sink and drainer with mixer tap, four ring gas hob with stainless steel extractor overhead, electric oven, integrated fridge and freezer, slimline dishwasher and washer/ dryer. Ceramic tiled flooring with down lighters to the kitchen area, double panelled central heating radiator and PVCu double-glazed window to the rear aspect with French doors to the rear garden.

## First floor

## Landing

Double panelled central heating radiator, loft hatch and oak doors accessing all rooms.

### Master bedroom 3.30m into recess x 3.07m (10'10" into recess x 10'1")

PVCu double-glazed window to the front aspect, double panelled central heating radiator, oak door accessing a storage cupboard and boiler and an oak door to the en-suite.

### En-suite 1.35m x 1.60m (4'5" x 5'3")

Fully tiled with matching wall and floor tiles, unit and vanity housed push flush WC, wash hand basin and corner shower cubicle with an electric 'Mira' shower. Extractor, single panelled central heating radiator and a PVCu double-glazed frosted window.

### Bedroom two 3.38m x 2.03m (11'1" x 6'8")

PVCu double-glazed window to the rear aspect with a double panelled central heating radiator beneath.

### Bedroom three 2.74m into recess x 2.01m (9'0" into recess x 6'7")

PVCu double-glazed window to the rear aspect with a double panelled central heating radiator beneath and laminate flooring.

### Bathroom 2.24m x 1.65m (7'4" x 5'5")

Matching wall and floor tiles with a three piece suite comprising; straight panelled bath with mixer tap, shower screen and separate shower overhead. Vanity housed wash hand basin combined to unit housed push flush WC., chrome central heated towel warmer and an extractor.

## Exterior

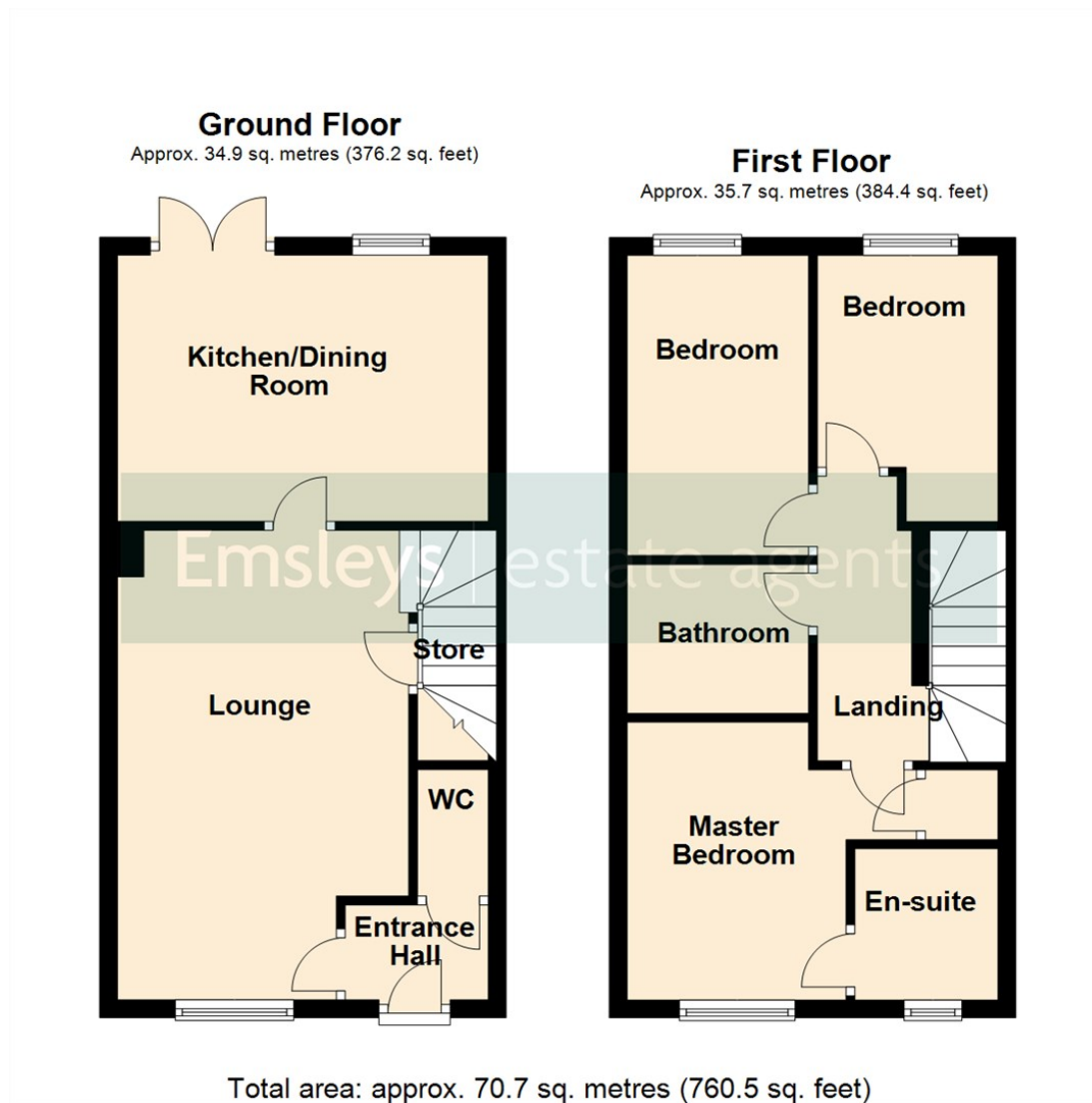
To the front is an open laid to lawn garden with a flagged footway accessing the main entrance a tarmacadam drive providing parking for up to two vehicles and leading to the rear to the single detached garage with an up-and-over door. Well manicured and landscaped enclosed rear garden with a flagged patio, majority laid to lawn area and a raised sleeper planted bedding border.

## Directions

From our Sherburn In Elmet office turn left onto Low Street and follow the road out of the village and into South Milford. Continue through the village and Imperial Gardens is on the right opposite the M&S service station, the property can be easily identified by the Emsleys For Sale board.







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