



Southlands Close | South Milford | LS25 5NU

£310,000

Three bedroom detached | Council Tax Band D | EPC Rating C

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WELL PRESENTED. CORNER PLOT. EV CHARGER. SOUGHT AFTER LOCATION.

A beautiful detached family home occupying a corner plot, in good condition and ready for immediate occupation. Boasting a total of three spacious bedrooms and two bathrooms, this property is perfect for families seeking the comfort of a well-maintained home.

Featuring a single reception room that provides ample space for relaxation and entertainment. Adjacent to the reception room, you will find a practical and well-equipped kitchen/diner, ideal for home cooking and casual dining, along with a spacious hall and WC.

One of the key selling points of this property is its unique features. For those with vehicles, the property offers parking, including the added benefit of an EV Charging point, and a single garage for secure storage. In addition, the property comes with a garden, offering a serene and green space for outdoor relaxation and enjoyment.

The location of this property is highly desirable, being in close proximity to local schools, amenities, and green spaces. Its locale is sought after, offering the perfect balance of convenience and tranquility.

Whether you are a first-time buyer or looking for a new family home, this property presents a fantastic opportunity. The blend of ample living space, unique features, and a desirable location make this property a perfect choice for potential buyers. Don't miss the chance to view this property and make it your new home.

Ground Floor

Hall

Composite double glazed entrance door, PVCu double glazed window to front aspect, stairs to first floor, radiator and doors to rooms.

WC

Having a push flush WC, corner pedestal wash hand basin, single panel central heating radiator and extractor fan.

Lounge 4.32m x 3.73m (14'2" x 12'3")

PVCu double glazed window to front aspect and two radiators.

Kitchen/Diner 2.69m x 6.15m (8'10" x 20'2")

Comprising a range of wall and base units in a white gloss

finish with a square edge laminate worktop surrounding, integral fridge/freezer, space for a washing machine and dishwasher, integral eye level electric oven, four ring gas hob with extractor fan over and stainless steel splashback, one and a half bowl stainless steel sink with chrome tap over, space for dining table, PVCu double glazed window to the rear elevation, radiator and a PVCu double glazed french doors leading out to the rear garden.

First Floor

Landing

Cupboard which houses the boiler and internal doors leading to rooms.

Bedroom 1 3.53m x 3.07m (11'7" x 10'1")

PVCu double glazed window to the rear elevation, central heating radiator and an internal door to en-suite.

En-suite

Comprising a large shower enclosure with tiling, pedestal wash hand basin, push flush WC, radiator, downlighters to ceiling, shaver point and PVCu double glazed frosted window.

Bedroom 2 3.58m x 2.79m (11'9" x 9'2")

PVCu double glazed window to front aspect and radiator.

Bedroom 3 2.57m x 2.09m (8'5" x 6'10")

PVCu double glazed window to front aspect, cupboard and radiator.

Bathroom 2.49m x 1.68m (8'2" x 5'6")

Having a three piece suite comprising a straight panelled bath with shower and screen over, push flush WC and pedestal wash hand basin. PVCu double glazed frosted window, radiator, extractor fan and downlighters to ceiling.

Exterior

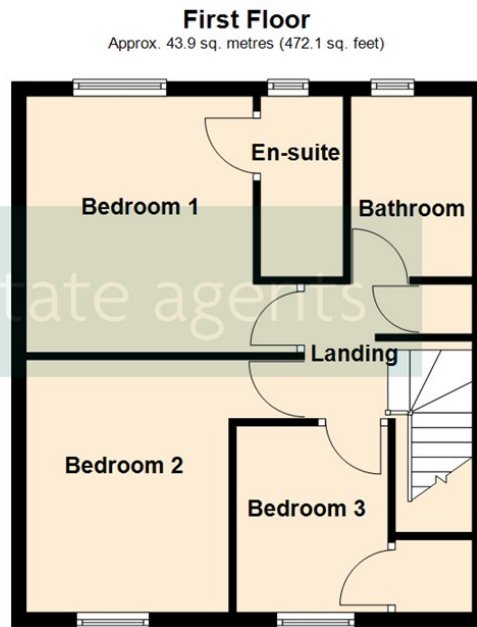
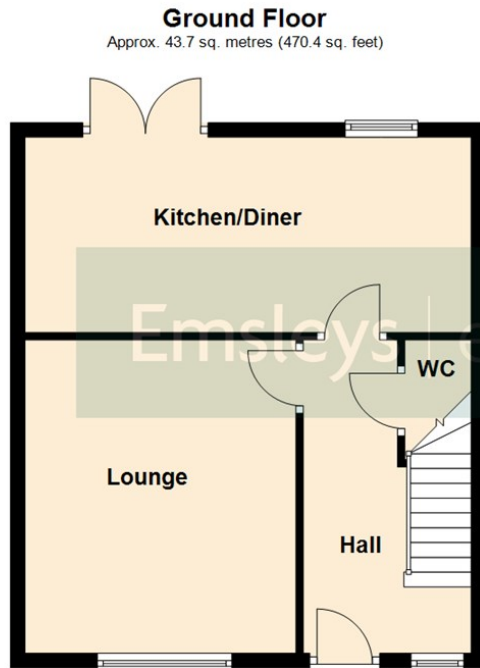
Having a path leading to the entrance door, porch over the entrance and the rest is open and laid to lawn. There is a double drive to the side with access to a detached single garage with EV charger.

The rear garden is well enclosed with patio, lawn and pebble area with seating.

Agents notes

There is a management charge on the estate which is reviewed annually and currently is around £320 per year.





Total area: approx. 87.6 sq. metres (942.4 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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