



Orchard Close | South Milford | LS25 5BQ

£320,000

Four bedroom detached | Council Tax Band E | EPC Rating D

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ENVIABLE TUCKED AWAY LOCATION. LARGE PRIVATE GARDENS. VACANT POSSESSION. NO CHAIN.

A distinguished family home located in a highly sought-after location. This property is uniquely designed for a comfortable, charming living experience. It boasts four beautifully proportioned bedrooms, offering ample space for a large family or guests alike.

This property also features a well-appointed modern fitted kitchen, perfect for preparing family meals or entertaining. The home further benefits from two spacious open plan reception rooms, providing a relaxed environment for socialising or unwinding after a long day.

One of the standout features of this property is its exterior space. The garden, a haven of tranquillity, offers privacy and a picturesque setting for outdoor relaxation or al fresco dining. Complementing the outdoor space is a single garage, providing secure parking or additional storage.

Situated in a desirable location, the property is within proximity to a variety of amenities. For families, the advantage of nearby schools adds to the appeal of the location. Additionally, the area offers a range of walking routes, perfect for those who enjoy outdoor pursuits.

This detached house presents an opportunity not to be missed. Offering a wealth of space both inside and out, it promises a lifestyle of comfort and convenience. The excellent location and unique features further enhance its allure, making it a fantastic choice for those seeking a home that combines practical living with a touch of elegance.

Ground Floor

Hall

Composite double-glazed entrance door with PVCu double-glazed frosted windows either side, radiator, stairs to the first floor level with a cupboard underneath and doors to a WC, the bedrooms and the dining room.

WC

Part tiled walls, wash hand basin, low flush WC, radiator and PVCu double-glazed frosted window.

Dining Room 2.46m x 3.66m (8'1" x 12'0")

PVCu double glazed window to side aspect, radiator, door to kitchen and open recess to lounge.

Lounge 3.18m x 6.27m (10'5" x 20'7")

PVCu double glazed window to front aspect, radiator and coal effect gas fire on marble hearth , matching inset and mahogany surround.

Kitchen 3.56m x 2.57m" (11'8" x 8'5")

Modern range of wall and base units in a cream gloss finish, complimentary worksurfaces and splashback tiling. Stainless steel one and half bowl sink and drainer. Integrated eye level double oven, four ring gas hob with extractor over, plumbing for washing machine and integrated fridge and dishwasher. PVCu double glazed window to side, radiator and composite double glazed entrance door.

Bedroom 2.62m x 3.25m (8'7" x 10'8")

PVCu double glazed window to rear aspect overlooking private garden with radiator beneath.

Bedroom 2.62m x 2.97m (8'7" x 9'9")

PVCu double glazed window to rear aspect overlooking private garden with radiator beneath.

First Floor

Landing

Door to cupboard, eaves access, radiator and doors to rooms.

Bedroom 3.81m x 3.52m (12'6" x 11'7")

Fitted wardrobes to one wall with a PVCu double-glazed window to the rear aspect and a radiator.

Bedroom 3.05m x 3.47m (10'0" x 11'5")

Fitted wardrobes to one wall with a PVCu double-glazed window to the front aspect and a radiator.

Bathroom 2.69m x 2.95m (8'10" x 9'8")

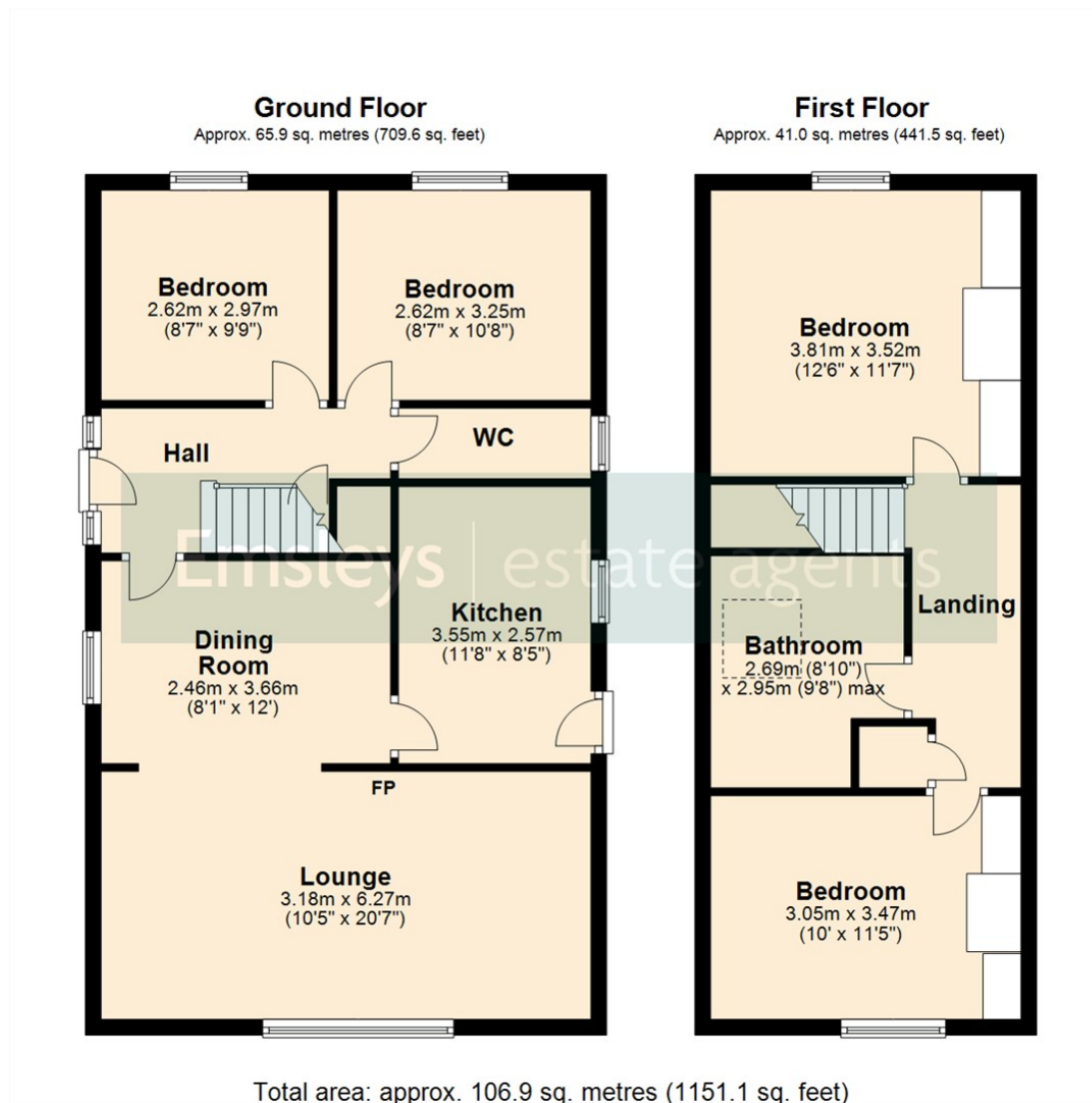
Part tiled walls, straight panelled bath with shower and screen over, pedestal wash hand basin, low flush WC, double-glazed frosted skylight window, tiled floor and a radiator.

Exterior

To the front is a lawn garden with a flagged driveway accessing a single garage. Access to the rear is via both

sides with a large private side garden to one side, and opening onto a large rear private garden, mainly lawn with shrubs, trees and plants to borders.





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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