



Common Lane | South Milford | LS25 5BP

£275,000

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

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*****RARE OPPORTUNITY. LARGE GARDENS. SOUGHT AFTER LOCATION. THREE RECEPTION ROOMS WITH OPEN PLAN FLOW. *****

This three-bedroom detached house is offered for sale in South Milford, a well-regarded village within easy reach of Leeds and York. The property is presented in good condition and provides practical family accommodation with three reception rooms, a modern fitted kitchen and a bathroom. The open-plan flow enhances flexibility for living and dining, while the remaining reception spaces offer additional room for relaxation or home working.

Externally, the house benefits from a large enclosed garden, off-street parking and a single garage, offering useful storage and convenience for day-to-day living.

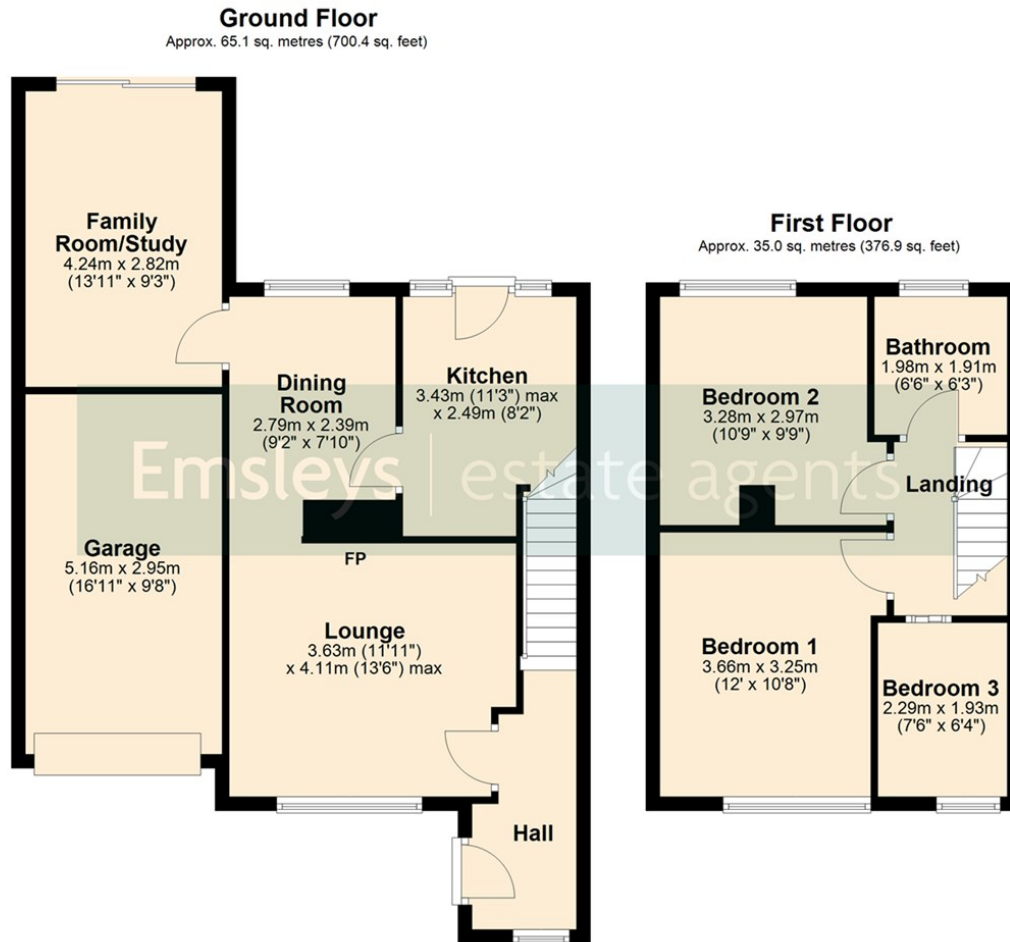
South Milford is known for its local amenities, including village shops and cafés in nearby Sherburn-in-Elmet, as well as larger facilities in Garforth and Leeds. There are nearby schools serving different age groups, making the location suitable for households seeking access to education.

The area is well connected by public transport. South Milford railway station provides services towards Leeds, York and Selby, with journeys to Leeds typically around 25–30 minutes and to York around 20–25 minutes, making the property suitable for commuters. Road connections are also strong, with access to the A1(M) and M62 within a short drive, linking to the wider motorway network.

Green spaces and countryside walks are available in and around the village, with further recreational options and parks in neighbouring communities. Overall, this three-bedroom detached house offers well-arranged accommodation, parking, a garden and garage in a sought-after South Milford location.







Total area: approx. 100.1 sq. metres (1077.2 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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