



## High Street

South Milford, Leeds, LS25 5AF  
£800,000



# SIGNATURE

BY

Emsleys | estate agents

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\*\*\*EXCEPTIONAL FAMILY HOME. LARGE PLOT & LANDSCAPED GARDEN. DETACHED GARAGE & DETACHED GYM/OFFICE\*\*\*

A stunning period home with open outlook onto the park which has been updated and improved vastly over the years, yet still in keeping with the property with updates such as PVCu double glazed sash windows, and offering a perfect blend of comfort and elegance. With an impressive layout, the property boasts three spacious reception rooms, providing ample space for both relaxation and entertaining. A breathtaking open plan kitchen with additional utility/WC to the ground floor level. There is also a cellar which is mainly used for storage. The four well-appointed bedrooms ensure that there is plenty of room for family and guests alike, while the three bathrooms add a touch of luxury and convenience to daily living. Two are en-suite with the master having an additional dressing room and also a study adds to the functionality of a family home.

One of the standout features of this home is the generous parking space with gated access, accommodating up to five vehicles, which is a rare find in this desirable area. This makes it ideal for families or those who enjoy hosting gatherings. There is a large detached garage and also a detached gymnasium/home office to the outside with a superb landscaped set up of a brilliant size.

The location itself is a significant advantage, offering easy access to local amenities, schools, and transport links, with a short walk to the station giving easy access Leeds and a short drive to Sherburn train station which gives easy access to York, making it a perfect choice for both families and professionals. Having a 4kw battery system with solar panels and EV charger, running costs are reduced greatly.

This property presents an excellent opportunity for those seeking a spacious and well-designed home in a vibrant community. With its combination of practical features and stylish living spaces, it is sure to appeal to a wide range of buyers.

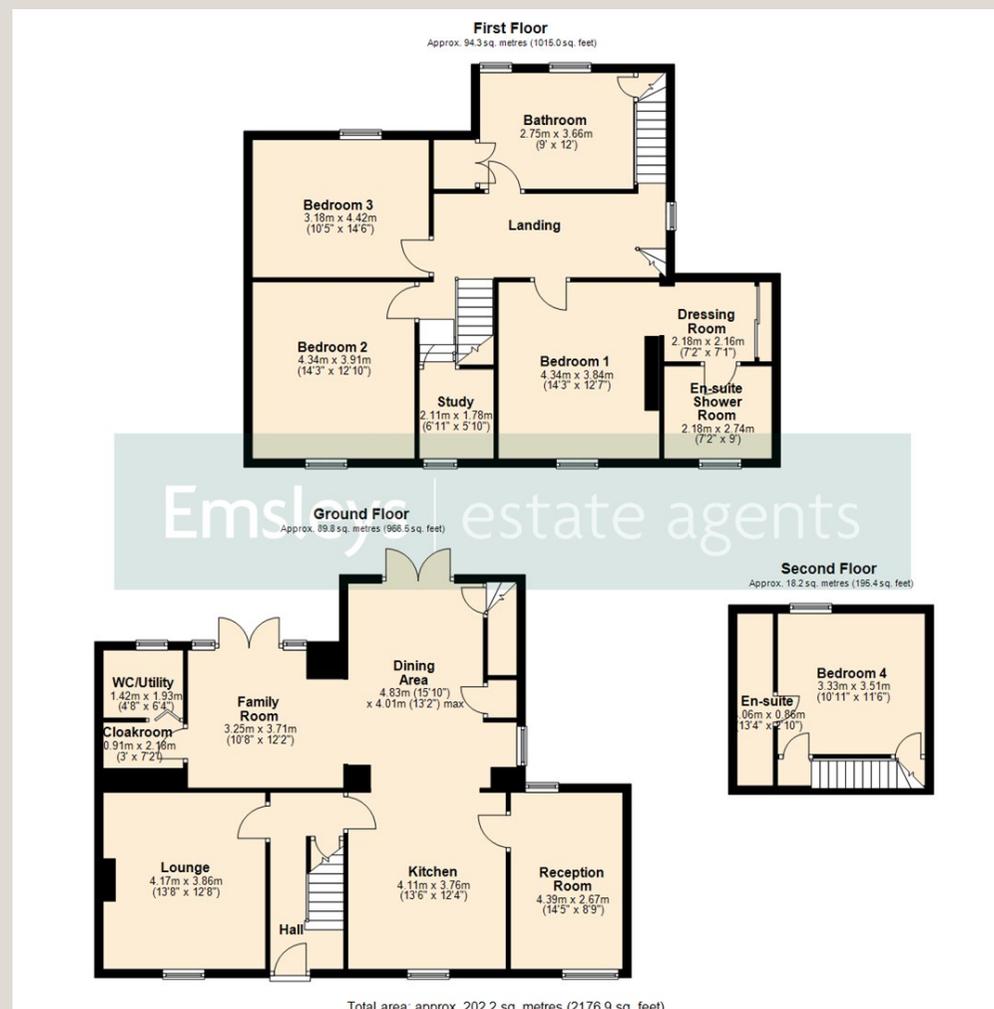
- EXCEPTIONAL PERIOD DETACHED
- TASTEFULLY EXTENDED
- ENVIABLE LARGE PLOT OVERLOOKING PARK
- LARGE DETACHED GARAGE PLUS GYM OFFICE
- SOLAR PANELS & BATTERY SYSTEM
- EV CHARGER
- TWO EN-SUITES WITH MASTER DRESSING ROOM
- SOUGHT AFTER LOCATION
- Council Tax Band E
- EPC Rating C











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