



Croft Close | South Milford | LS25 5FF

Guide Price £315,000

Three bedroom detached family house | Council Tax Band D | EPC Rating B

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ENVIABLE TUCKED AWAY LOCATION. SUPERBLY PRESENTED. RARE OPPORTUNITY.

An immaculate family home situated in a highly sought-after location, is perfectly positioned with convenient access to public transport links, local amenities, and nearby schools, making it a prime choice for families and professionals alike.

The property boasts a well-proportioned layout with three generously sized bedrooms and two modern bathrooms (one en-suite shower). The house has been maintained to an impeccable standard with a recently updated boiler in 2023, ensuring a ready-to-move-in condition that will undoubtedly impress prospective buyers.

The property features a well-equipped kitchen, ideal for home cooking experiences. Alongside is the reception room, a perfect space for entertaining guests or spending quality time with family. The room exudes a welcoming atmosphere, essential for a comfortable living experience.

One of the unique features of this property is its ample parking space, including a single integral garage, a valuable asset for homeowners. Additionally, the house is complemented by a beautifully maintained garden, providing an ideal environment for outdoor relaxation and activities.

This property is not just a house, but a home with character and comfort. Its condition, coupled with its unique features and strategic location, makes it a truly desirable property. A viewing is highly recommended to fully appreciate what this property has to offer.

Ground Floor

Entrance Porch

Access to the property is granted through an external door to the front aspect with radiator opening up into;

Kitchen/Diner 4.50m x 3.41m (14'9" x 11'2")

Open plan kitchen/diner fitted with a range wall base units with work surfaces over, matching upstand with splashback tile effect and single sink and drainer with stainless steel mixer tap over. Integrated double electric oven with gas hob and stainless steel extractor hood over, integrated washing machine, dishwasher and fridge/freezer. Central heated radiator, television point, PVCu double-glazed window to front aspect. Door to integral garage and opening to access stairs to first floor and doors to WC and lounge.

WC

With tiled unit housed low flush WC vanity wash hand basin, central heated radiator and extractor fan.

Lounge/Diner 3.50m x 6.35m (11'6" x 20'10")

The lounge is an incredibly good sized light, bright room located to the rear of the property with PVCu double-glazed window, two central heated radiators and television point. Opening up into the dining area with PVCu double-glazed french doors affording access out onto the rear patio and garden beyond.

First Floor

Landing

With additional storage cupboard, central heated radiator and internal doors into;

Bedroom 1 3.31m x 3.51m (10'10" x 11'6")

The master bedroom is a good size double and is located to the front of the property with two PVCu double-glazed windows to the front aspect, central heated radiator, television point and internal door into;

En-suite

Three piece suite comprising walk-in shower, low flush WC and wash hand basin set in a vanity unit. Central heated radiator, shaver point, extractor fan and PVCu double-glazed window to the front aspect.

Bedroom 2 3.29m x 2.74m (10'10" x 9'0")

Bedroom two is a good size double and is located to the rear of the property with central heated radiator, television point and PVC double-glazed to window overlooking the rear garden.

Bedroom 3 2.39m x 3.51m (7'10" x 11'6")

Bedroom three is a good size double and is located to the rear of the property with central heated radiator, TV point and PVCu double-glazed window overlooking the rear garden.

Bathroom

Three piece suite comprising; panelled bath with shower over, low flush WC, wash hand basin set in a vanity unit, heated towel rail, extractor fan and PVCu double-glazed window to side aspect.

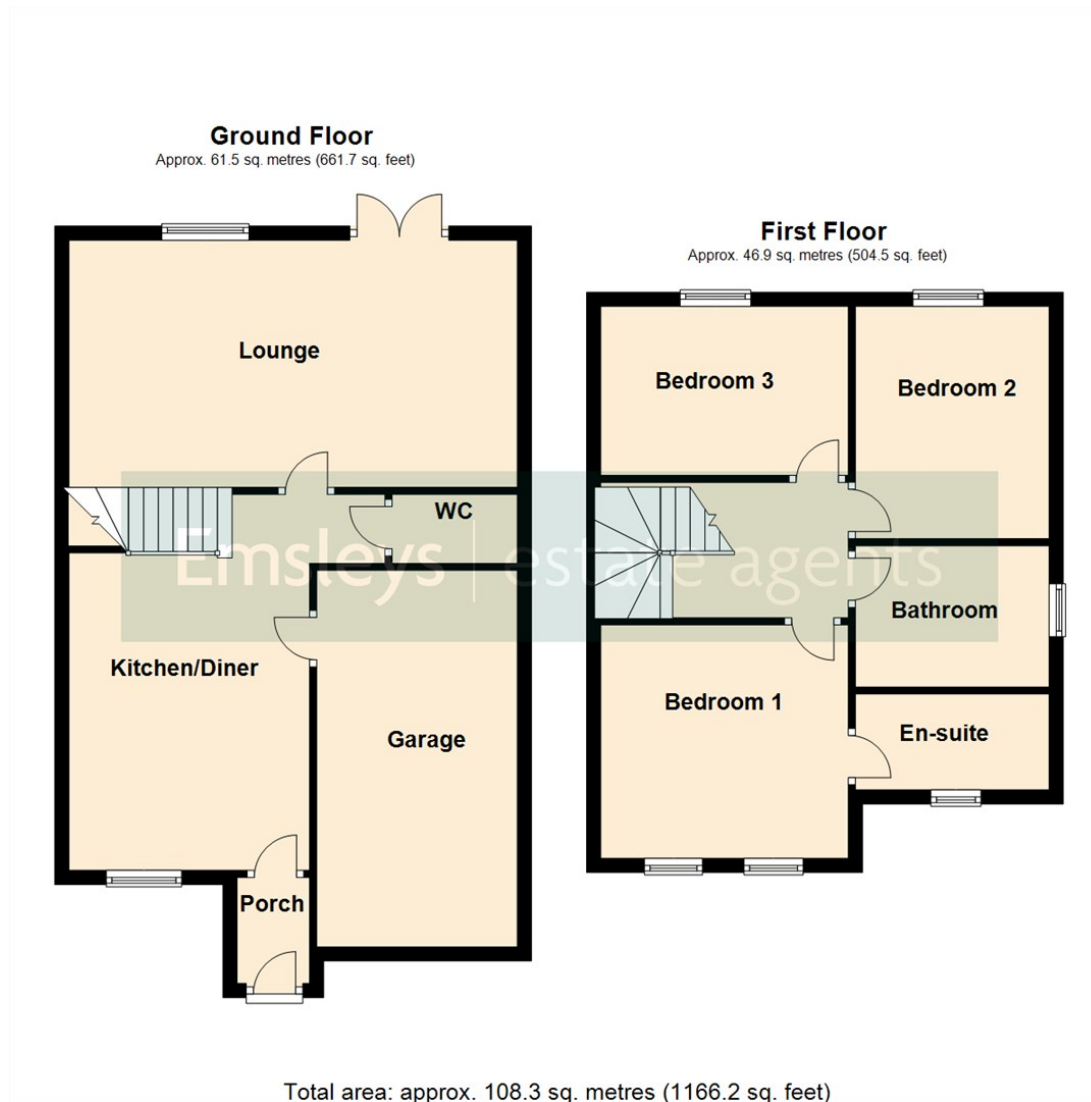
External

Accessed via a private road to these select few homes tucked away. Externally the property benefits from off-street parking to the front leading to an integral garage with electric roll garage door, power and light, and a security light above the garage door. To the rear is a large well enclosed low maintenance garden which is laid mainly to lawn with a patio seating area.

Garage

Offering excellent additional storage with power, light and electric space-saving roll-up garage door.





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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