



Maple Close | South Milford | LS25 5NP

Chain Free £250,000

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

**Emsleys** | estate agents

**\*\*\*TUCKED AWAY CUL DE SAC LOCATION. DOUBLE GARAGE. VACANT POSSESSION & NO CHAIN \*\*\***

Nestled in the charming area of South Milford, Leeds, this delightful detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious reception room provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home, along with the dining area.

The bungalow boasts a well-presented interior, ensuring that you can move in with ease and start enjoying your new home right away. The property has gas central heating, providing warmth and comfort throughout the year, along with PVCu double glazing.

One of the standout features of this home is the ample parking space, which subject to the step access removal can accommodate up to four vehicles, along with a double garage that offers additional storage or workshop potential. This is a rare find in a residential area, making it a practical choice for those with multiple vehicles or hobbies.

With vacant possession and no chain, this property is ready for you to make it your own without the hassle of lengthy waiting periods. Whether you are looking to downsize, invest, or find your first home, this bungalow presents an excellent opportunity in a desirable location.

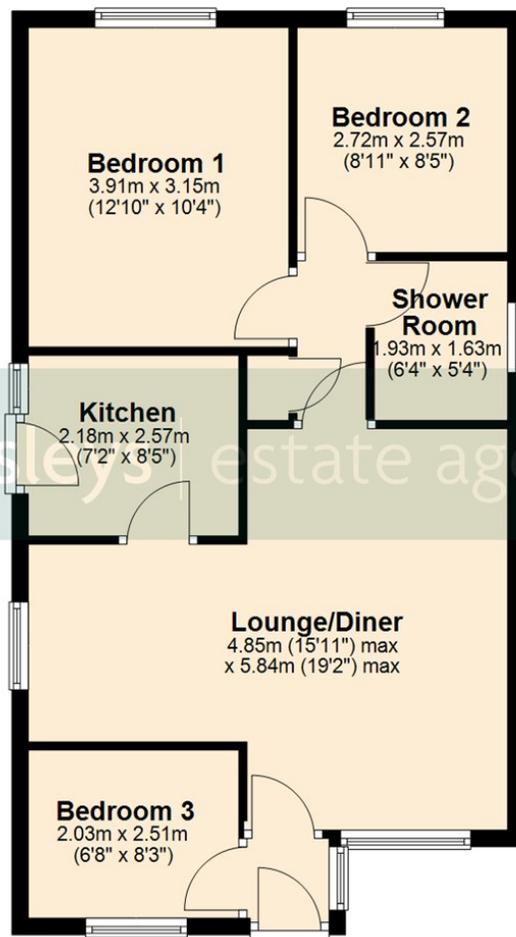
Do not miss the chance to view this lovely property and experience the comfort and convenience it has to offer.





### Ground Floor

Approx. 60.5 sq. metres (651.4 sq. feet)



Total area: approx. 60.5 sq. metres (651.4 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.



4 Wolsey Parade | Sherburn In Elmet | Leeds | LS25 6BQ

t: 01977 680088 [www.emsleysestateagents.co.uk](http://www.emsleysestateagents.co.uk)

**Emsleys** | estate agents