



High Street | South Milford | LS25 5AQ

£465,000

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

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EXCEPTIONAL FAMILY HOME * SOUGHT AFTER LOCATION * STUDY & UTILITY ROOM.

A well appointed family home set in the sought after village of South Milford with easy access to amenities and motorway links. Briefly comprising to the ground floor level; hall, WC, study, lounge open-plan to the dining room with open-plan access to a fitted kitchen with a utility room. The first floor has four well appointed bedrooms with an en-suite to the master and a bathroom serving the remainder. Having PVCu double-glazing, a gas central heating, alarm system, landscaped gardens with parking and a garage.

Overall a lovely family home in a sought after area, so call now to arrange your viewing.

Ground Floor

Hall

Entrance door with window over, stairs to the first floor, radiator and doors to the study, lounge, kitchen and WC.

WC

Push flush WC, pedestal wash hand basin, extractor fan and a store cupboard. Tiled flooring.

Study 2.77m x 2.72m (9'1" x 8'11")

PVCu double-glazed window and a radiator.

Kitchen 3.07m x 4.75m (10'1" x 15'7")

Having a range of wall and base units with co-ordinating worksurfaces, matching upstand and splashback brick style tiling. Inset one and half bowl sink and drainer, recess for a range cooker with an extractor over, integrated dishwasher, fridge and freezer. Tiled floor, downlighters to ceiling, PVCu double-glazed window to the rear aspect, French doors to the garden, radiator and door to the utility room.

Utility Room 1.83m x 1.73m (6'0" x 5'8")

Continuation of tiling from the kitchen, matching units with sink and drainer, boiler, plumbing for a washing machine and space for a dryer. Radiator and a double-glazed side access door.

Dining Room 3.07m x 3.51m (10'1" x 11'6")

PVCu double-glazed French doors to the rear aspect, coving

to the ceiling, radiator and an open-plan recess to the lounge and kitchen.

Lounge 4.78m x 3.53m (15'8" x 11'7")

PVCu double-glazed window to the front aspect, double panel central heating radiator, coving to the ceiling, focal fireplace with a living flame pebble effect fire. Open-plan recess to the dining room.

First Floor

Landing

Loft hatch, cupboard and doors to rooms.

Master Bedroom 3.45m x 4.52m (11'4" x 14'10")

Double doors to a built-in wardrobe, two PVCu double-glazed windows to the front aspect, radiator and a door to an en-suite.

En-suite

Comprising; a shower enclosure, vanity housed wash hand basin and push flush WC. PVCu double-glazed frosted window, chrome central heated towel warmer, downlighters to the ceiling and an extractor fan.

Bedroom 4.55m x 2.77m (14'11" x 9'1")

PVCu double-glazed window to the front aspect with a radiator beneath.

Bedroom 2.62m x 3.51m (8'7" x 11'6")

PVCu double-glazed window to the rear aspect with a radiator beneath.

Bedroom 3.35m x 2.74m (11'0" x 9'0")

PVCu double-glazed window to the rear aspect with a radiator beneath.

Bathroom

Part tiled and comprising; a straight panelled bath with shower mixer over and screen, vanity wash hand basin and push flush WC. PVCu double-glazed frosted window, central heating towel warmer, downlighters to the ceiling with an extractor fan.

Exterior

The front is enclosed with a lawn and surrounding plants

to a stone wall boundary and gate accessed by steps. To the rear, the garden is superbly landscaped and comprising of a flagged patio, lawn and pebble area, shed and a single garage with a large double drive beyond the rear boundary.





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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