



Harvesters Way | South Milford | LS25 5GB

£280,000

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

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***SOUGHT AFTER LOCATION. WELL PRESENTED. DECEPTIVELY LARGE. PRIVATE SPACIOUS GARDEN. ***

A lovely former show home in good condition and situated in a highly sought-after location. The property benefits from excellent public transport links and is in close proximity to reputable schools, making it an ideal choice for families. For those who enjoy the outdoors, there are beautiful walking routes nearby.

The property features an open-plan layout, which creates a spacious and modern interior. It accommodates three bedrooms and two bathrooms, providing ample space for a family or professionals. The house also includes one reception room, perfect for entertaining guests or relaxing in the evening.

The open plan kitchen/diner, the heart of the home, is well-equipped and ready to cater to your culinary needs. For convenience, there's an off-road parking space for two and a single garage, perfect for secure vehicle storage or could be used as additional storage space.

One of the key features of this property is the outdoor space. The garden is both private and spacious, providing a serene place to relax or entertain during the warmer months.

This property is a wonderful blend of practicality and modern living, and its location makes it a highly desirable home. With its unique features and good condition, this semi-detached house is a gem waiting to be discovered.

Ground Floor

Hall

Double-glazed entrance door with side frosted double-glazed units, laminate flooring, central heating radiator, stairs to the first floor landing and doors accessing all rooms.

WC

Vanity housed wash hand basin with splashback tiling and a push flush WC. Single panelled central heating radiator, laminate flooring, extractor fan and PVCu frosted double-glazed window.

Lounge 5.97m x 3.30m (19'7" x 10'10")

Neutral décor with a focal fireplace comprising coal effect electric fire, PVCu double-glazed window to the front aspect with shutters and a single panelled central heating

radiator beneath, a further radiator and double-glazed French doors to the rear garden.

Kitchen/Diner 6.00m x 4.08m (19'8" x 13'5")

Comprising of range of cream wall and base units with wood block worksurfaces and matching upstand. Integrated four ring gas hob with splash back and an extractor overhead, electric oven and space for large fridge freezer, integrated washing machine and dishwasher. Stainless steel one and a half bowl sink and drainer with mixer tap. PVCu double-glazed window to the rear aspect, double-glazed rear door, concealed boiler to a wall unit, laminate flooring, double panelled central heating radiator and a storage cupboard in an under stairs recess. PVCu double glazed window to bay overlooking the front aspect and single panel central heating radiator.

First Floor

Landing

PVCu double glazed window to rear aspect, radiator and doors to rooms.

Master Bedroom 4.72m x 3.35m (15'6" x 11'0")

PVCu double-glazed window to front aspect, single panelled central heating radiator, fitted wardrobes, drawers and bedside units, downlighters over dresser with mirror and a door to an en-suite.

En-suite 2.13m x 1.84m (7'0" x 6'0")

Corner shower enclosure, vanity housed wash hand basin and push flush WC, single panelled central heating radiator, extractor, shaver point, downlighters with mirror and PVCu double-glazed frosted window.

Bedroom 2 2.87m x 3.37m (9'5" x 11'1")

PVCu double glazed window to front aspect, radiator, fitted wardrobes to alcove, bedside cabinets and downlighters. Double doors to cylinder cupboard.

Bedroom 3 2.44m x 2.31m (8'0" x 7'7")

PVCu double glazed window to rear aspect, radiator and fitted wardrobe.

Bathroom 2.00m x 1.94m (6'7" x 6'4")

Straight panelled bath with mixer tap, splashback tiling

over and mirror, vanity housed wash hand basin with worksurface, splashback tiling and a push flush WC. Central heating radiator, shaver point, extractor and a PVCu double-glazed frosted window.

Exterior

To the front is a majority enclosed garden with wall and wrought iron boundary, having a tree and blue slate section with flagged area. A tarmac double tandem drive accessing a single garage with gated access to the rear garden. The rear garden is beautifully landscaped with decked area, pebbled and flagged areas of erring a variety of uses and low maintenance, with a storage area behind the garage, which has an access door and kitchen units with space for tumble dryer.





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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