



Westfield Lane | South Milford | LS25 5AW

£525,000

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

Emsleys | estate agents

SUPERB FAMILY HOME. SOUGHT AFTER LOCATION. RARE OPPORTUNITY. DOUBLE GARAGE.

A well presented family home within a generous plot situated in a highly sought-after location renowned for its excellent public transport links, reputable nearby schools, local amenities, and lush green spaces. Perfectly blending style with functionality, this property presents an exceptional opportunity for families seeking comfort and convenience. Upon entering, you are greeted by an impressive hall with three generously proportioned reception rooms, ideal for both formal entertaining and relaxed family living. The open-plan layout enhances the sense of space and natural light throughout the ground floor. The contemporary kitchen offers a practical hub for culinary enthusiasts, seamlessly connecting to the main living areas. Upstairs, four well-appointed bedrooms provide ample accommodation, while the property has a modern bathroom and en-suite shower room to the master bedroom, ensuring convenience for all occupants. Meticulously maintained, this home showcases quality finishes and thoughtful design elements at every turn. Outside, a beautifully landscaped garden offers a peaceful retreat or an ideal space for outdoor gatherings. Further enhancing the property's appeal is secure off-street parking and a double garage, providing abundant storage and options for multiple vehicles. Additional features include gas central heating and PVCu double glazing, contributing to comfort and energy efficiency year-round. This outstanding home is perfectly positioned to take advantage of excellent local amenities and green spaces, offering a balanced lifestyle in a prestigious setting. Viewing is highly recommended to fully appreciate the quality and spacious accommodation on offer. There is also the opportunity for a fifth bedroom [with necessary building regulation requirements].







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

Emsleys | estate agents