



The Nook | South Milford | LS25 5BG

Guide Price £290,000

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

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Guide price £290,000 - £300,000.

*****THREE DOUBLE BEDROOMS. DOUBLE GARAGE. SOUGHT AFTER LOCATION*****

Welcome to The Nook, a charming detached home which appears to be modern from the outside, but full of character and charm when you enter with many cottage features, such as beams and wooden latch doors, located in the picturesque village of South Milford, Leeds. This delightful property offers a perfect blend of comfort and space, making it an ideal family home. As you enter, you are greeted by an inviting hall with WC, a fitted kitchen with feature bay window, two reception rooms, providing ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant play area for children. The natural light that floods through the windows of the conservatory creates a warm and welcoming atmosphere.

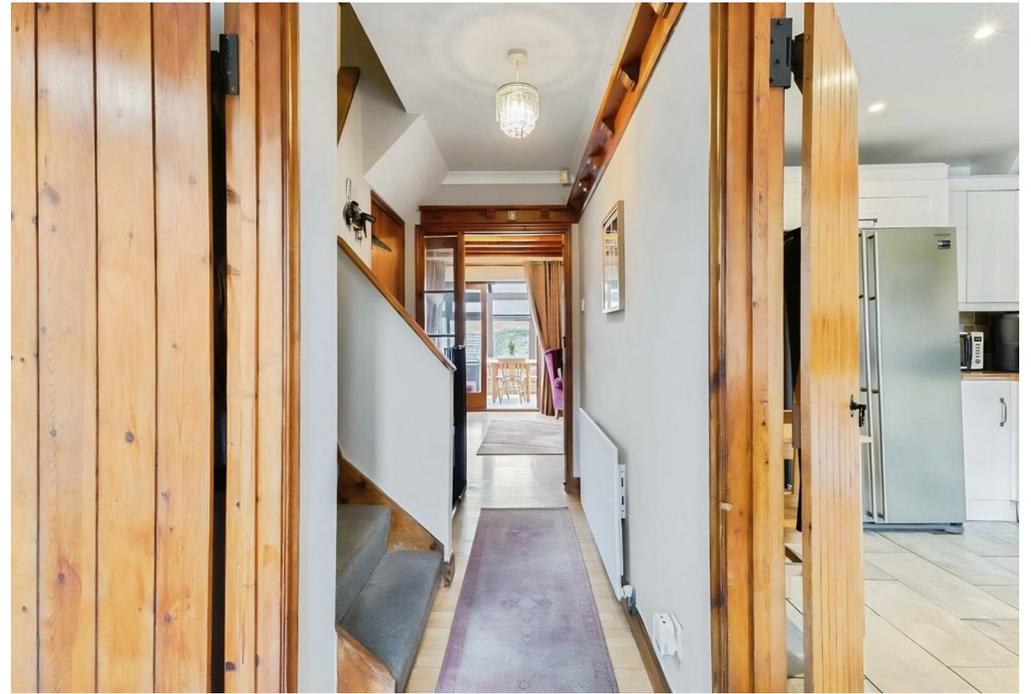
The property boasts three well-proportioned double bedrooms, each offering a peaceful retreat for rest and relaxation. These rooms are perfect for families or those who desire extra space for guests or a home office. The layout ensures that everyone can enjoy their own private sanctuary.

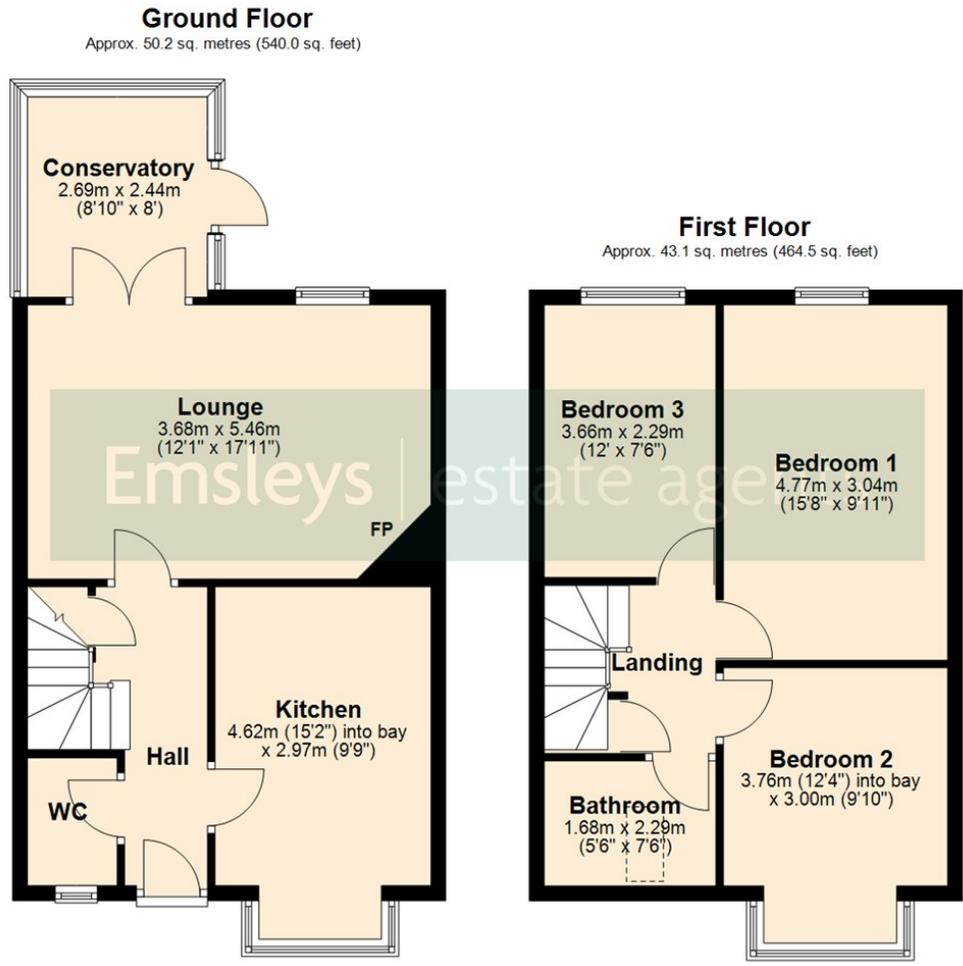
The bathroom is conveniently located and designed with functionality in mind, catering to the needs of most households. One of the standout features of this property is the double garage with an initial shared access onto the generous parking for three cars, accommodating up to five vehicles in total. This is a rare find and adds significant convenience for families with cars or for those who enjoy hosting visitors.

The Nook is well-connected to local amenities and transport links, making it an excellent choice for those who appreciate both peace and accessibility.

In summary, this delightful detached house offers a wonderful opportunity for comfortable living in a sought-after location. With its spacious reception rooms, three double bedrooms, and ample parking, The Nook is a property not to be missed.







Total area: approx. 93.3 sq. metres (1004.5 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

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