



Common Lane | South Milford | LS25 5BU

£245,000

Three bedroom mid terrace | Council Tax Band C | EPC Rating C

**Emsleys** | estate agents

**\*\*\*SUMMER SALE!!! PRICE WAS £250,000, PRICE NOW £245,000 SAVING £5,000! CALL NOW TO BOOK YOUR VIEWING!\*\*\***

**\*\*\*SUPERBLY PRESENTED. MODERN THROUGHOUT. CLOSE TO AMENITIES. ENCLOSED REAR GARDEN. \*\*\***

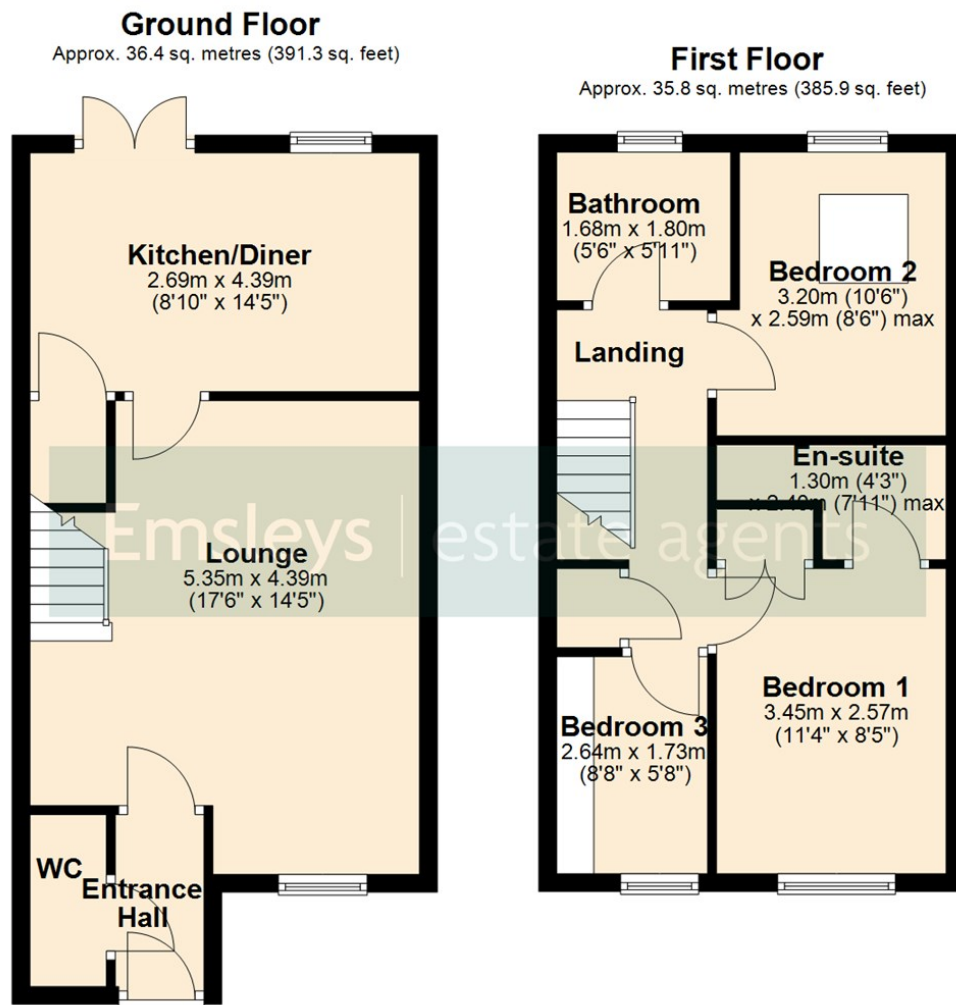
Nestled in the charming area of South Milford, this stunning and delightful mid-terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The layout includes a welcoming reception room, perfect for relaxing or entertaining guests, and two modern bathrooms that cater to the needs of a busy household.

The property also boasts parking for one vehicle, a valuable feature in this sought-after location. South Milford is known for its friendly community atmosphere and excellent local amenities, making it a wonderful place to call home.

This house presents an excellent opportunity for anyone looking to settle in a peaceful yet accessible area, with good transport links to nearby towns and cities. Whether you are a first-time buyer or looking to invest, this property is sure to impress with its practical layout and inviting surroundings. Don't miss the chance to make this lovely house your new home. Call now to arrange your viewing.

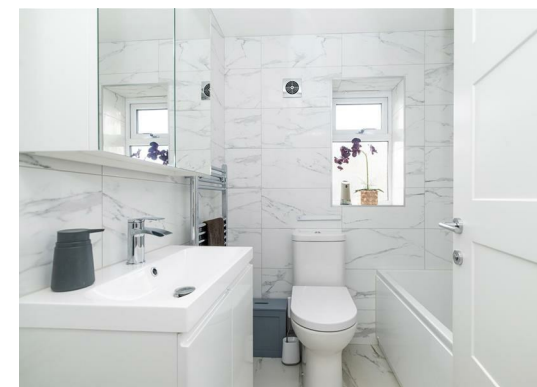






Total area: approx. 72.2 sq. metres (777.2 sq. feet)

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