

Black Lane | South Milford | LS25 5FL £525,000

Five bedroom detached house | Council Tax Band F | EPC Rating TBC

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ENVIABLE CORNER POSITION. TUCKED AWAY LOCATION. LARGE FAMILY HOME.
An immaculate five-bedroom detached home with double garage, tucked away in a secluded cul-de-sac position in South Milford, near Leeds.

The property is presented to a high standard throughout, with a bright central hallway leading to a generous main reception room overlooking the rear garden. The layout flows through to a contemporary open-plan recently updated kitchen/dining space featuring a large island, integrated appliances, extensive storage and herringbone-style flooring, with bi-fold doors opening directly onto the lawned garden and patio.

Upstairs are five well-proportioned bedrooms over two floors, including a dressing room with fitted wardrobes to the master, providing excellent family accommodation or space to work from home. There are two shower rooms (one en-suite) and a bathroom all finished with quality tiling and sanitary-ware.

Externally, the house benefits from a level rear garden laid mainly to lawn with paved seating areas, ideal for outdoor dining, along with the practicality of a double garage and driveway parking.

South Milford is a sought-after village with a friendly community, local primary school and everyday amenities, while nearby Sherburn in Elmet offers a broader range of shops, cafés and services. For commuters, South Milford railway station is within easy reach, providing services to Leeds (around 25 minutes) and York (around 20–25 minutes), and the A1(M) and M62 are accessible for travel by car across the region. Attractive countryside, riverside walks and local parks are all close by, offering plenty of options for leisure and recreation.

















Total area: approx. 188.8 sq. metres (2032.7 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.

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