

Bridge Garth | South Milford | LS25 5BJ £190,000

Three Bedroom Mid Terrace | Council Tax Band B | EPC Rating D

Emsleys | estate agents

*** THREE BEDROOM MID TERRACE * PRICED FOR MODERNISATION * POPULAR LOCATION ***

A rare opportunity to purchase this THREE bedroom mid terrace cottage situated in the sought after village of South Milford to the East of Leeds within close proximity to all local shops, schools and transport facilities. The property has PVCu double-glazing and gas central heating but is in need of cosmetic modernisation.

The accommodation briefly comprises;- spacious open plan living room, large kitchen/diner with access to the rear garden to the ground floor. To the first floor are two double bedroom (one with fitted robes) and a third single bedroom plus family bathroom complete with bath, hand wash basin and w.c. To the outside there is a small open plan garden to the front and an enclosed garden to the rear. The property also has a GARAGE which is situated in a block at the end of the Cul-de-sac.

South Milford is a well-regarded village with a strong community feel, lying between Leeds and York. Local amenities include a primary school, village shop and traditional pubs, with wider shopping and leisure facilities available in nearby Sherburn in Elmet and Garforth.

Transport links are a key attraction: South Milford station is within easy reach, providing services to Leeds (around 25–30 minutes) and York (around 20–25 minutes), and connecting to Selby and Hull. The A1(M) and M62 are also accessible, making this house suitable for buyers needing convenient road and rail links.

*** Call now to arrange your viewing ***

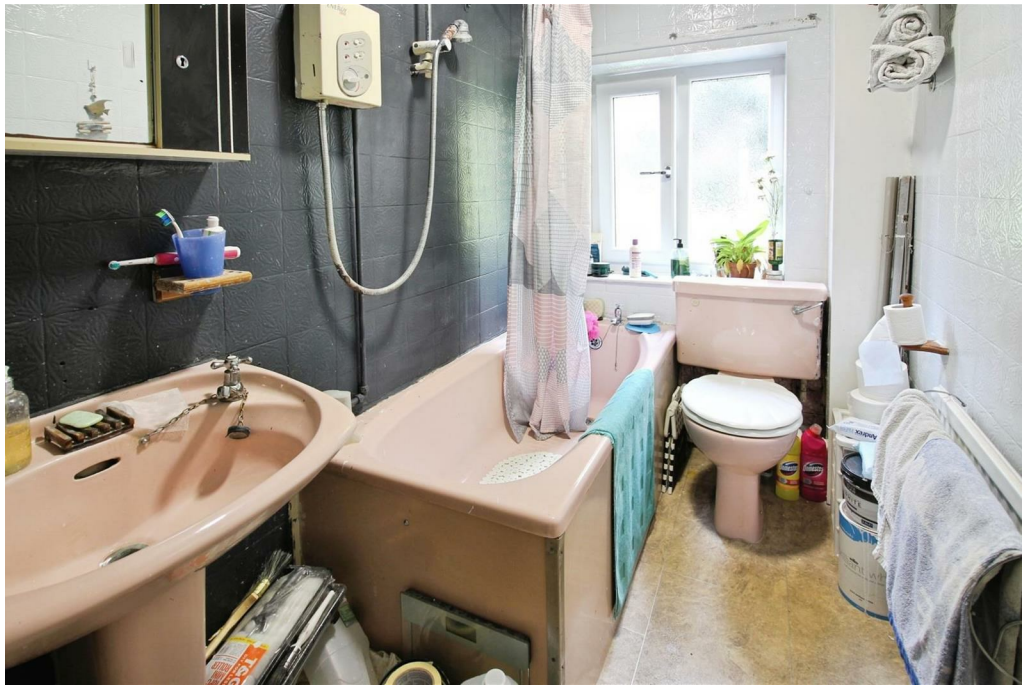




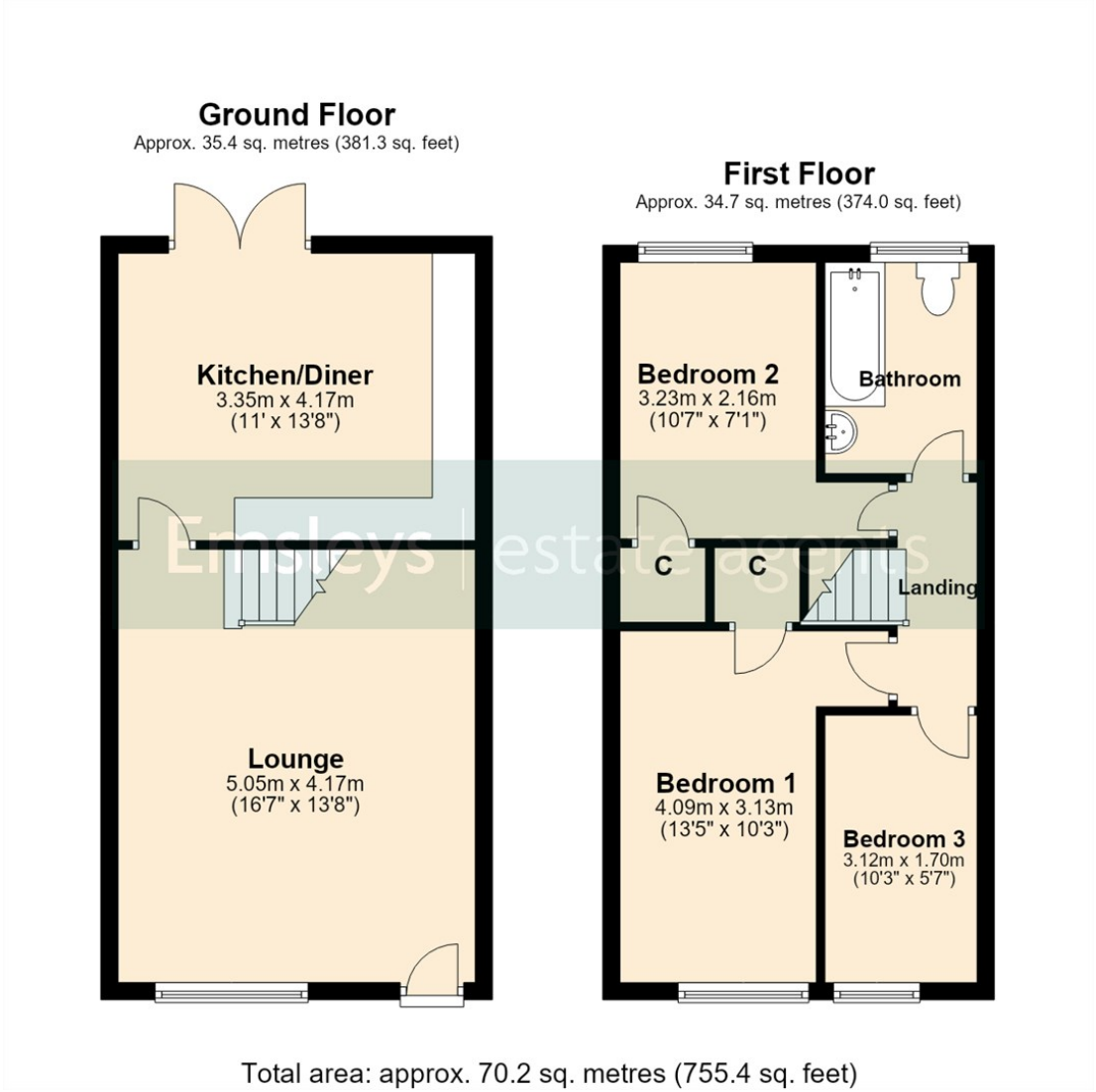












Total area: approx. 70.2 sq. metres (755.4 sq. feet)

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

Emsleys | estate agents