

Mike

**Dobson**



**68 Sand Lane**

South Milford, LS25 5AU

**£399,995**

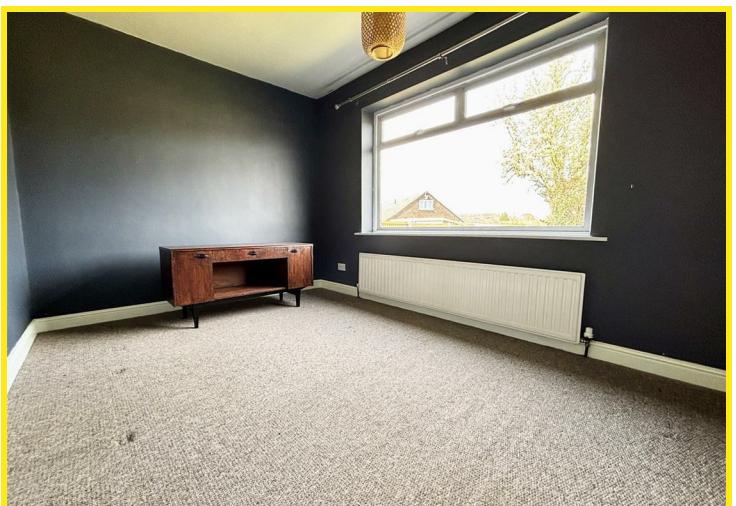
# 68 Sand Lane

An opportunity has arisen to purchase this four bedroom detached chalet bungalow on this sought after street in South Milford, having easy access to local shops, schools and public transport links as well as the A1/M1 motorway.

The accommodation briefly comprises: entrance hall, lounge, dining room, kitchen, two double bedrooms and bathroom/WC to the ground floor, first floor landing leading to a storage cupboard, eaves storage, two double bedrooms, the main one having an en-suite shower room and walk in wardrobe. In addition, the property has majority PVCu double glazed windows and entrance doors, including French doors from the dining room to the rear garden, gas central heating with combination boiler located in the garage, four piece white bathroom suite comprising rectangular panelled bath, independent shower cubicle, pedestal wash basin and low flush WC, range of fitted units to the kitchen with four ring gas hob, built in electric oven, plumbing for washing machine and dishwasher and space for fridge freezer, three piece white suite to the en-suite in the main bedroom having independent shower cubicle, pedestal wash basin and low flush WC.

Outside, to the front of the property is an off road parking space leading to the garage with up and over door, power and light. There is also a lawned garden. Access to both sides of the property lead to a private and enclosed rear garden having decked seating area and large lawn.

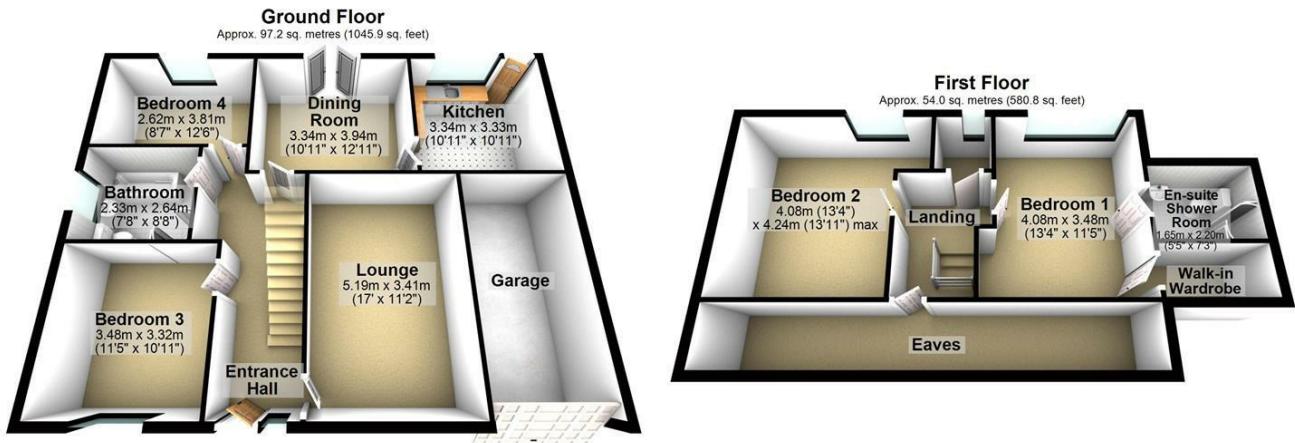
An early viewing is highly recommended.



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## Floor Plan

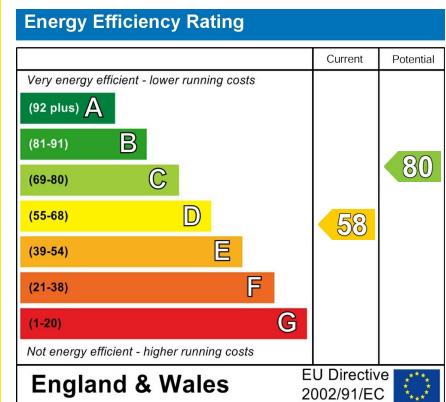


Total area: approx. 151.1 sq. metres (1626.7 sq. feet)

## Area Map



## Energy Efficiency Graph



## Directions

From our Sherburn In Elmet office turn left onto Low Street and proceed out of the village and into the village of South Milford. Proceed through the village and turn right opposite the BP garage onto Sand Lane. Proceed past the school and the property can be found on the right hand side as indicated by our For Sale Board.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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