

Mike
Dobson



5 Beech Close

South Milford, Leeds, LS25 5NW

£240,000

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We are pleased to bring to the market this three bedroom detached family home, situated in a quiet cul-de-sac in the popular village of South Milford having easy access to local shops, schools and public transport links including the South Milford train station as well as the A1/M1 motorway. The accommodation briefly comprises entrance hall, lounge/diner, kitchen, first floor landing with three bedrooms and bathroom/WC. In addition, the property has PVCu double glazed windows, gas central heating, modern fitted kitchen with four ring electric hob and extractor hood over, built in eye level double electric oven, integrated fridge freezer, fitted furniture to all three bedrooms, three piece bathroom suite comprising bath with shower over, pedestal wash basin and low flush WC. Outside, to the front of the property is a driveway providing off road parking and leading to an attached single garage with up and over door, power, light and a rear courtesy door. There is also a lawned garden with shrub beds to the borders. A gateway to the side provides access to the rear garden with paved seating areas and a shaped lawn with shrub beds to the borders and greenhouse. An early viewing is highly recommended to avoid disappointment.



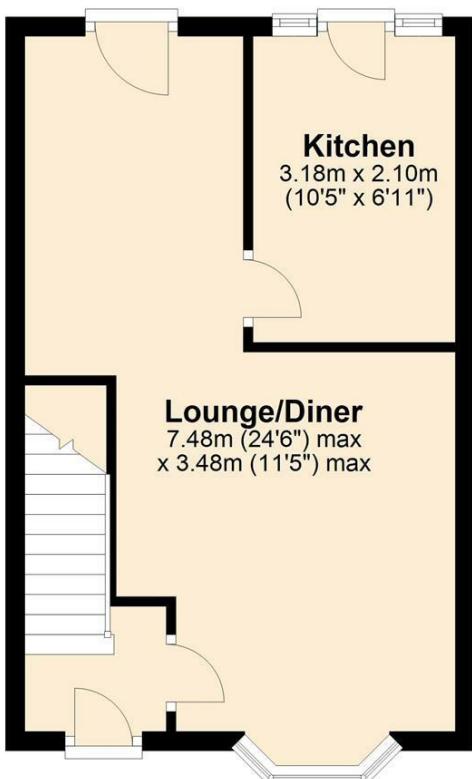
South Milford, Leeds, LS25 5NW



Floor Plan

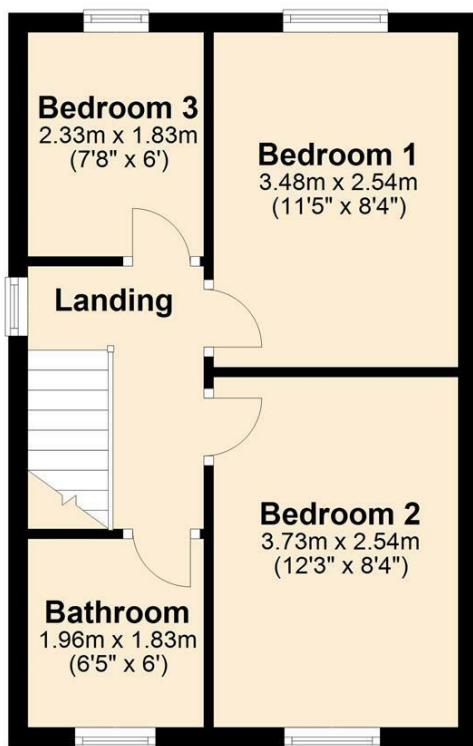
Ground Floor

Approx. 32.5 sq. metres (350.3 sq. feet)



First Floor

Approx. 32.5 sq. metres (349.5 sq. feet)

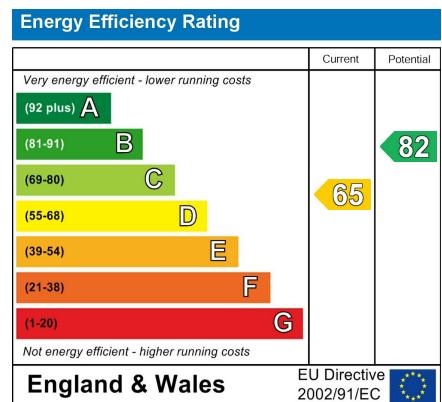


Total area: approx. 65.0 sq. metres (699.7 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Sherburn In Elmet office turn left onto Low Street. Continue out of the village and enter South Milford. Take the second turning right onto Beech Drive. Take the first right turn into Beech Close where the property can be found on the left hand side as indicated by our Agents 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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