



**High Street, South Milford, Leeds, LS25 5AQ**

**£750,000**



**\*\* DETACHED HOME \*\* SIX BEDROOMS \*\* DINING/SITTING ROOM \*\* EN-SUITE \*\* TWO BATHROOMS \*\* INTEGRATED ANNEX WITH KITCHEN, LIVING SPACE, BEDROOMS + DOWNSTAIRS W/C \*\* SPECTACULAR REAR GARDEN \*\* DETACHED DOUBLE GARAGE \*\* OFF STREET PARKING FOR MULTIPLE VEHICLES \*\* SOUGHT AFTER VILLAGE OF SOUTH MILFORD \*\* SPACIOUS LOFT SPACE WITH LOTS OF STORAGE \*\***

**VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! WE'RE OPEN UNTIL 5.30PM MONDAY TO FRIDAY and until 1PM SATURDAY!**





## INTRODUCTION

Nestled in the charming village of South Milford, Leeds, this impressive detached family home offers a perfect blend of space, comfort, and modern living. Spanning an expansive 2,158 square feet, the property boasts six well-appointed bedrooms in total, making it ideal for families of all sizes. The integrated annex provides additional living space, complete with two bedrooms, bathroom, open plan kitchen and living space and a convenient downstairs W/C, perfect for guests or extended family.

Upon entering, you are greeted by two inviting reception rooms, including a snug/sitting room that offers a cosy retreat for relaxation. The full property features a full bathroom, shower room, an en-suite bathroom and a downstairs WC, ensuring ample facilities for the household. The spacious loft space provides an abundance of storage options, catering to all your organisational needs.

The exterior of the property is equally impressive, featuring a spectacular rear garden that serves as a tranquil oasis for outdoor enjoyment. The detached double garage, and off-street parking for multiple vehicles, adds to the convenience of this delightful home.

Situated in the sought-after village of South Milford, this property is not only a beautiful residence but also a wonderful community to be part of. With its blend of modern amenities and charming village life, this home is a rare find that promises to meet all your family's needs. Don't miss the opportunity to make this stunning property your own.

## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a black composite door with a double glazed obscure window above which leads into;

### PORCH

2'7" x 7'7" (0.81m x 2.32m)

Two circular single glazed obscure windows to each side elevations, exposed stone walls, tiled flooring and a black wooden door with a glazed obscure window within which leads into;

## LOUNGE

(6'9" x 10'2") + (12'10" x 16'2") ((2.06m x 3.10m) + (3.91m x 4.93m))



A double glazed window to the front elevation, two circular double glazed obscure windows to the side elevation, two central heating radiators, a gas fire set within a traditional fireplace with decorative tiling and a wooden surround, stairs which lead up to the first floor accommodation and double glazed French doors which lead out to the rear garden.



## SNUG/SITTING ROOM

12'8" x 12'0" (3.87m x 3.67m)



A double glazed window to the front elevation, central heating radiator and an exposed stone archway which leads through to;



## KITCHEN/DINING ROOM

(19'4" x 8'7") + (6'2" x 13'0") ((5.89m x 2.62m) + (1.88m x 3.96m))



A double glazed window to the front elevation, two double glazed windows to the rear elevation, two central heating radiators, cream wooden shaker-style wall and base units, speckled round edge Duropal high pressure laminate worktop, white ceramic drainer sink with a chrome mixer tap over, integrated dishwasher, integrated full size refrigerator, space for a freestanding range cooker, space for a dryer, space and plumbing for a washing machine, space for a free standing fridge/freezer, tiled back splash, tiled flooring and a wooden door with glazed obscure glass around which leads into;







### HALLWAY

5'4" x 3'7" (1.65m x 1.11m)

Tiled flooring, shelving and a black composite stable door which leads out to the rear garden.

### FIRST FLOOR ACCOMMODATION

#### LANDING AND CORRIDOR

(5'6" x 9'1") + (2'7" x 13'8") ((1.69m x 2.79m) + (0.81m x 4.19m))



A double glazed arched window to the rear elevation, loft access and internal doors which lead into;

### BEDROOM ONE

11'10" x 11'8" (3.61m x 3.56m)



A double glazed window to the front elevation, built in cream wooden shaker-style wardrobes, a central heating radiator and a door which leads into;





## EN-SUITE

7'2" x 7'9" (2.20m x 2.37m)



A double glazed window to the rear elevation and includes a cream suite comprising; a close coupled w/c with a concealed cistern and a push button flush set within a cream wooden unit with space for storage, a hand basin with chrome mixer tap over, set within a matching cream wooden unit with space for storage, a curved panel path with a mains shower over and a glass shower screen, LED spotlights to the ceiling, fully tiled walls, with a coloured band that matches the Corian worktops and a chrome heated towel rail.

## BEDROOM TWO

11'5" x 12'1" (3.49m x 3.70m)

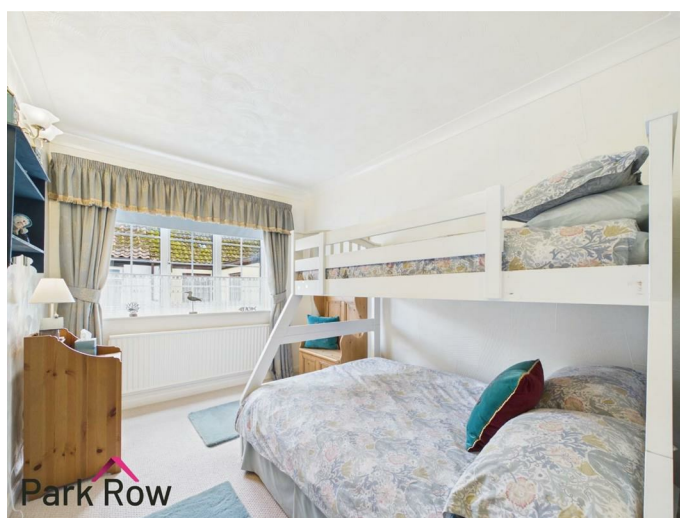


A double glazed window to the front elevation and a central heating radiator.



## BEDROOM THREE

11'7" x 8'5" (3.55m x 2.57m)



A double glazed window to the front elevation and a central heating radiator.



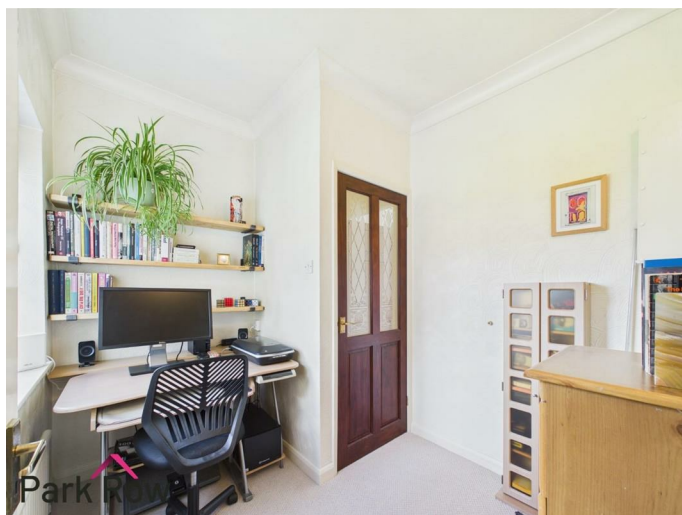
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## OFFICE/BEDROOM FOUR

7'1" x 8'6" (2.17m x 2.61m)

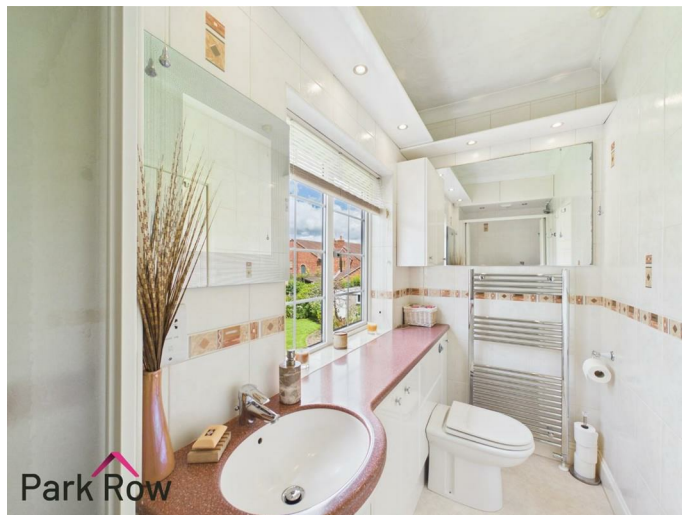


A double glazed window to the rear elevation, a central heating radiator and a door which leads into the first floor of the annex.



## SHOWER ROOM

4'1" x 9'4" (1.27m x 2.87m)



A double glazed window to the rear elevation and includes a cream suite comprising; a close coupled w/c with a concealed cistern and a push button flush together with a hand basin with chrome taps over set within the same cream wooden unit with space for storage, a fully tiled mains shower with a glass shower screen, LED spotlights to the ceiling, fully tiled walls, with a coloured band and matching Corian worktop and a chrome heated towel rail.



## SECOND FLOOR ACCOMMODATION

### LOFT

14'7" x 8'5" (4.45m x 2.57m)

A double glazed window to the side elevation, carpeted space for storage, houses the gas storage combination boiler and an internal door which leads into the remaining loft space with further boarded space for storage.

### INTEGRATED ANNEX

### FIRST FLOOR ACCOMMODATION



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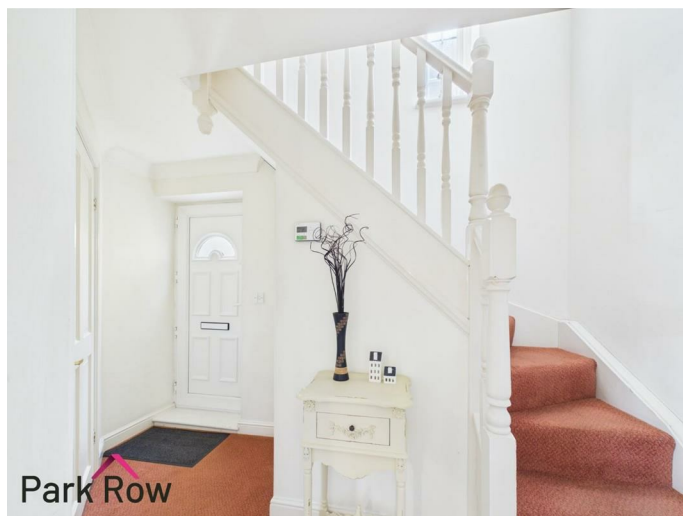


## ENTRANCE

The integrated annex can be accessed at first floor level via the internal door in the office/ bedroom four, or through its own private door, on the left hand side of the property where you will enter at ground floor level through uPVC door with a glazed panel within.

## GROUND FLOOR ENTRANCE HALLWAY

6'0" x 5'1" (1.84m x 1.56m)



A central heating radiator, a door which leads into a cupboard with space for storage, stairs which lead up to the first floor accommodation and further internal doors which lead into;

## W/C

4'3" x 3'11" (1.31m x 1.20m)



A double glazed obscure window to the side elevation and includes; a central heating radiator, a hand basin with a chrome mixer tap over, set within a cream wooden unit with space for storage, a close coupled w/c and fully tiled walls.

## KITCHEN AND LIVING ROOM

24'3" x 12'2" (7.40m x 3.72m)



The kitchen has a double glazed window to the side elevation, cream gloss wall and base units surrounding, space for a freestanding cooker with a built in extractor fan over, space and plumbing for a washing machine, one and a half drainer sink with chrome mixer taps over, tiled backsplash to the worktop and a central heating radiator. The kitchen units also include an integrated freezer and integrated refrigerator.

The living room has two double glazed windows to the rear elevation, a gas fire set within a fireplace with a tiled hearth and a pale stone surround, two central heating radiators and a uPVC door with a double glazed panel within which leads into the rear porch.





and a white uPVC door with a double glazed window within which leads out to the rear garden.

## FIRST FLOOR ACCOMMODATION

### LANDING

18'2" x 2'9" (5.55m x 0.85m)

A double glazed window to the front elevation, one double glazed window to the side elevation and internal doors which lead into;

### BEDROOM ONE OF ANNEX

12'2" x 12'3" (3.71m x 3.75m)



A double glazed window to the side elevation, a double glazed window to the rear elevation and a central heating radiator.



### REAR PORCH

8'7" x 3'2" (2.62m x 0.98m)



Double glazed windows to all elevations, space for a dryer



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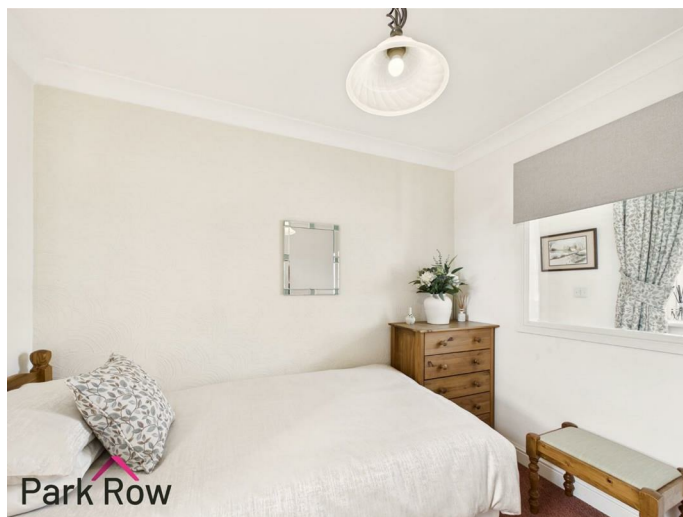


## BEDROOM TWO OF ANNEX

7'10" x 9'1" (2.39m x 2.77m)



A double glazed window to the side elevation, an internal glazed window which looks out onto the landing and a central heating radiator.



## BATHROOM

6'10" x 9'1" (2.09m x 2.77m)



A double glazed window to the side elevation and includes a cream suite comprising; a close coupled w/c with a concealed cistern and push button flush together with a hand basin with a chrome mixer tap over, set within the same cream shaker-style wooden unit with space for storage, a panel bath with a chrome mixer taps over, a fully tiled mains shower with a glass shower screen, LED spotlights to the ceiling, a chrome heated towel rail and tiled walls.

## EXTERIOR

### FRONT



To the front of the property there are black metal vehicular gates which lead onto the block paved driveway, access into the entrance door, a paved pathway which leads down the left hand side of the property giving access to the integrated annex. The block paved courtyard leads down the right hand side of the property to the property's private driveway with space for parking, access into the double garages and a pedestrian gate which leads into the rear garden.





Exceptionally spacious and beautifully established, it is enveloped by an abundance of lush greenery, including mature trees, flowering shrubs and well-stocked planting that create a tranquil and picturesque setting. Thoughtfully designed with a variety of areas for outdoor seating and entertaining, the garden provides the perfect backdrop for both peaceful relaxation and hosting family and friends. Complemented by a summer house and useful outbuildings offering ample storage, this enchanting outdoor space is a rare retreat to be enjoyed throughout the seasons.

The rear garden is accessed via the gate at the front of the property, the doors in the garage, the door in the hallway and the door in the rear porch where you will step out onto; a spacious paved area with space for outdoor seating, various borders filled with a mixture of bushes/trees and shrubbery, a paved area to the rear of the annex with more space for outdoor seating, an arbour which leads through to a further section of the garden, steps leading up to a summer house, hardstanding with a greenhouse, a paved pathway which leads to the multiple outbuildings with space for outdoor storage, a further arbour which leads through to a further section of the garden with more borders filled with established plants/trees and bushes and the rest of the garden is laid to lawn.



## REAR



A true highlight of the property, this spectacular rear garden offers a private oasis tucked away from the outside world.



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## OUTBUILDINGS

Four old breeze block outbuildings (each with a wooden door) with glazed windows to the front elevation and space for storage.

There is a space between the fourth outbuilding and the garden's boundary walls containing two large compost bins and a hot compost bin.



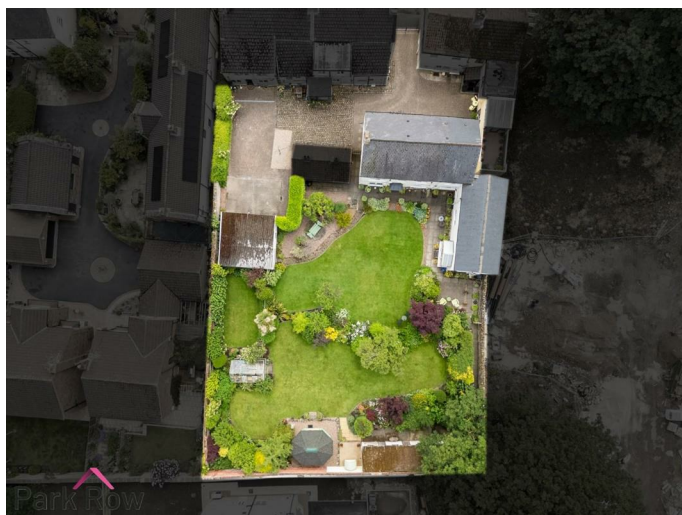
## DOUBLE GARAGE

19'5" x 20'3" (5.93m x 6.18m)



Accessed via the block paved driveway via two white up and over doors and includes; lighting, power, a door which leads into the rear garden and space for storage or parking.

## AERIAL PHOTO



## HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

## MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains  
Gas: Mains  
Sewerage: Mains  
Water: Mains

Broadband: Fibre (FTTP)

Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

## MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

## OPENING HOURS

Mon - Fri 9.00am to 5.30pm  
Saturday - 9.00am to 1pm  
Sunday - CLOSED

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SHERBURN IN ELMET - 01977 681122

SELBY - 01757 241124

GOOLE - 01405 761199

PONTEFRAC & CASTLEFORD - 01977 791133

## TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: E

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## VIEWINGS



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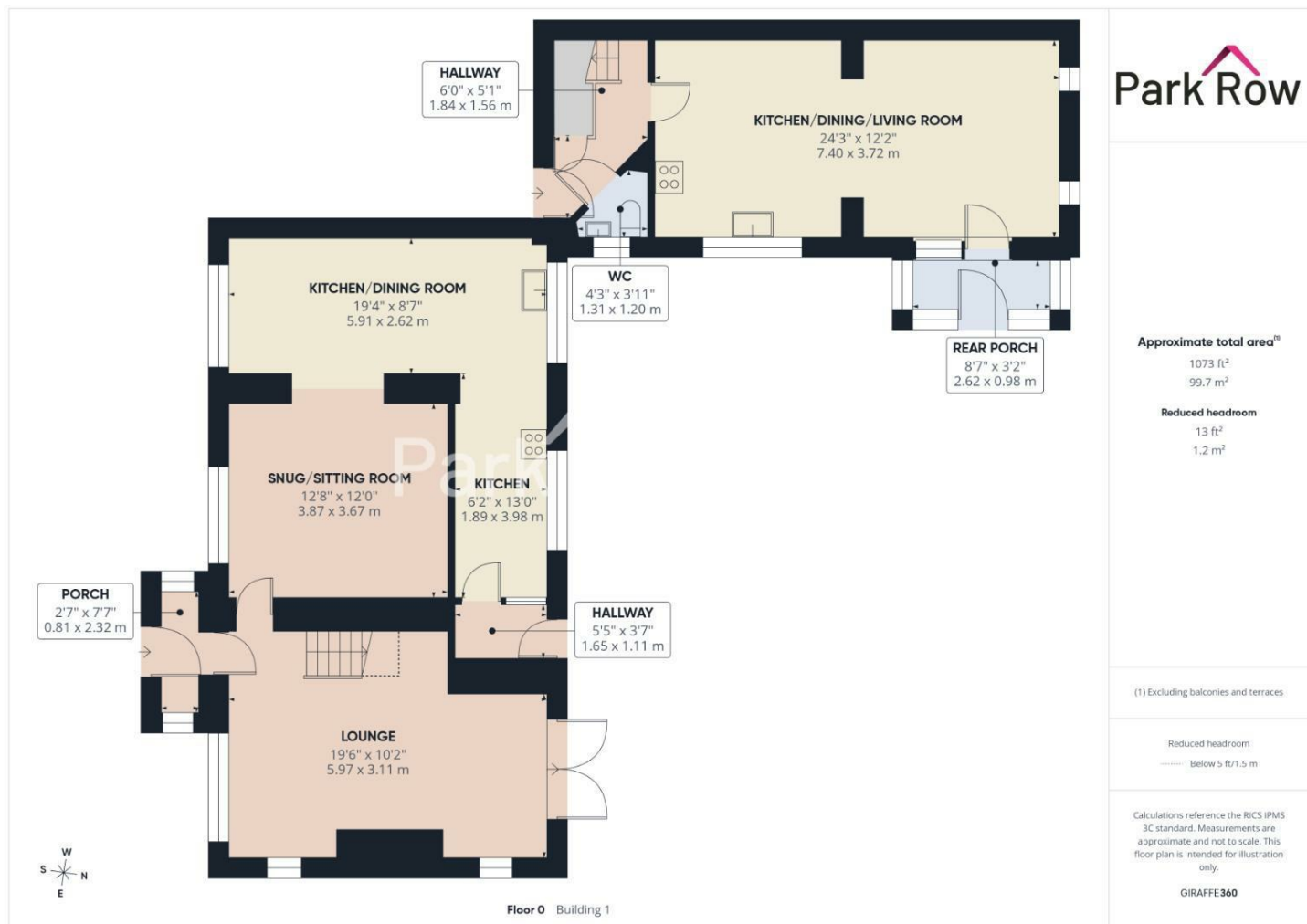
Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



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**DOUBLE GARAGE**  
19'5" x 20'3"  
5.93 x 6.18 m

Approximate total area<sup>(1)</sup>  
396 ft<sup>2</sup>  
36.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS  
3C standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

GIRAFFE360

Floor 0 Building 4





Approximate total area<sup>(1)</sup>

2158 ft<sup>2</sup>  
200.5 m<sup>2</sup>

Reduced headroom

61 ft<sup>2</sup>  
5.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0 Building 1



Floor 1 Building 1



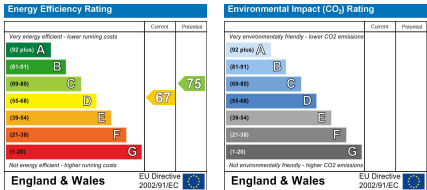
Floor 2 Building 1





T 01977 681122  
W [www.parkrow.co.uk](http://www.parkrow.co.uk)

34 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BA  
[sherburn@parkrow.co.uk](mailto:sherburn@parkrow.co.uk)



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