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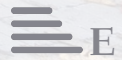
...your home is where our heart is



**Wain Gap**

South Milford, Leeds, LS25 5AJ

£300,000





## Wain Gap

South Milford, Leeds, LS25 5AJ

STYLE - Lovely Semi Detached Home

HIGHLIGHTS - Beautifully Styled Throughout, Spacious Ground Floor, Garden Room, Cloak Room, Utility Three Bedrooms, Contemporary Bathroom, Enclosed Garden.

THREE WORDS - Move. Straight. In!

### CHARMING SEMI-DETACHED HAVEN IN SOUTH MILFORD

Welcome to Wain Gap, a beautifully styled three-bedroom semi-detached home nestled in the heart of the picturesque village of South Milford. Perfectly poised for first-time buyers, this stunning property offers a harmonious blend of modern living and village charm, with excellent access to the train station and the M62, making it a commuter's dream.

### STEP INSIDE

As you step through the welcoming hallway, you'll immediately sense the warmth and care the current owners have infused into this home. The ground floor boasts an effortless flow, creating a super sociable and light-filled space. The open-plan dining lounge, complete with a charming fireplace, seamlessly leads into a delightful garden room, perfect for entertaining or simply relaxing with family.

The kitchen is a chef's delight, featuring dark grey cabinetry that perfectly complements the work surfaces. It's fully equipped with an induction hob, extractor chimney hood, built-in electric oven, integrated fridge, and dishwasher. A PVCU double glazed window and door open to the rear garden, inviting natural light to flood the space. Door into Utility for added convenience.







## UPSTAIRS

Upstairs, you'll find three well-appointed bedrooms. Two generous doubles offer ample space for rest and relaxation, while the single bedroom is currently utilised as a home office, ideal for remote working. The contemporary bathroom exudes a sleek vibe with its grey tiling, separate bath, and shower cubicle.

## OUTSIDE

Outside, the property boasts a West facing meticulously maintained rear lawned garden with a paved alfresco terrace, perfect for summer gatherings. The front features block-paved off-street parking for two cars, enhanced by a premium EV charging point for modern convenience.

The partial garage offers practical storage, while the lawned garden, mature hedging, and fruit tree bring a natural charm to this idyllic setting.

## LOCAL LIFE IN THE AREA

Located in the heart of North Yorkshire, South Milford combines rural character with modern convenience. The village offers a peaceful setting while remaining well connected to nearby cities.

Residents benefit from a strong community atmosphere, supported by a well-regarded primary school, healthcare services, local sports clubs, and two welcoming pubs. Everyday needs are met with ease thanks to a Marks & Spencer and a petrol station within the village.

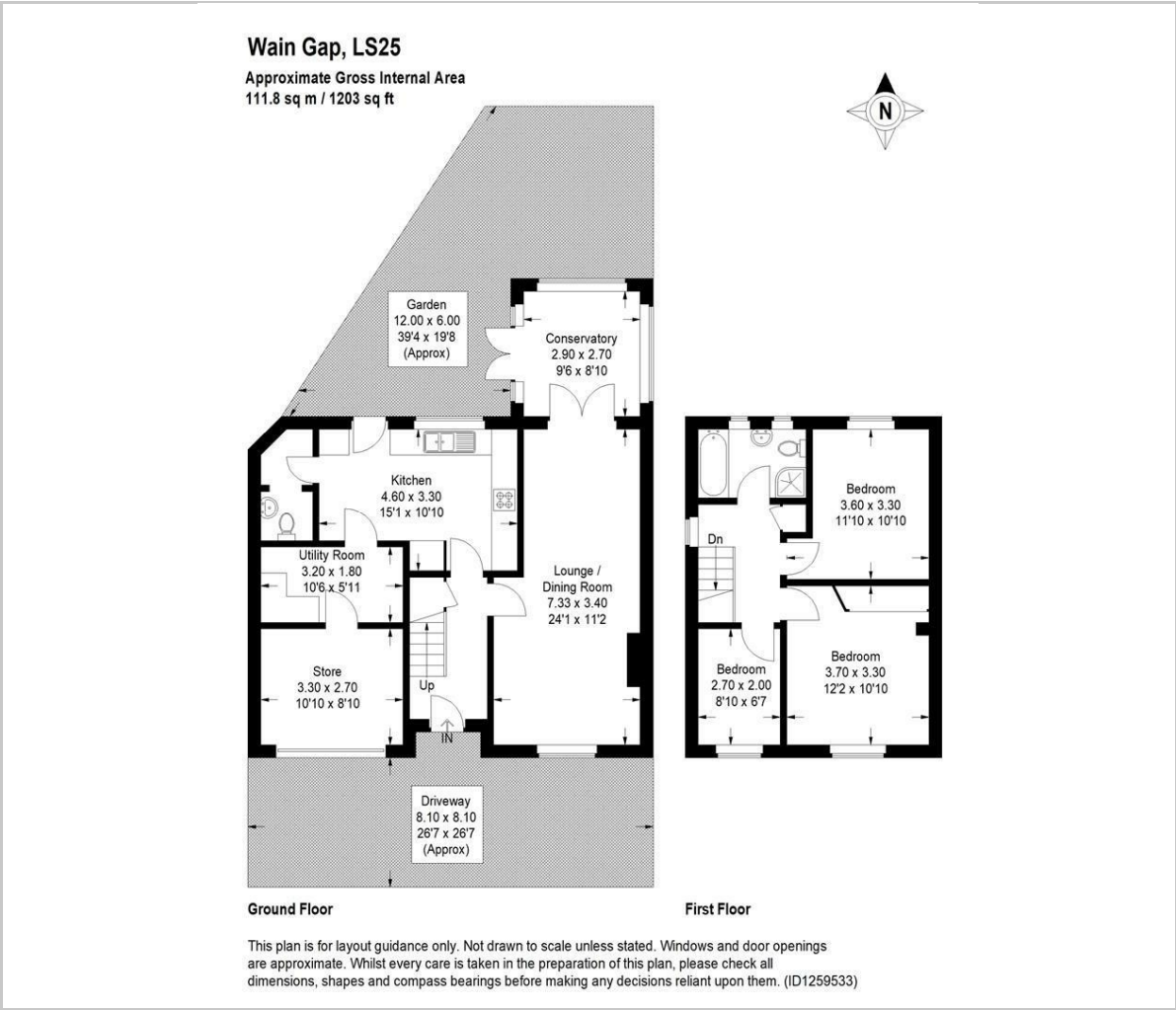
South Milford offers excellent transport connections, with direct trains to Leeds City Centre and services to York from the neighbouring village of Sherburn in Elmet. The village also benefits from easy access to the A1 and M62, making it an ideal location for regular commuters.

Don't miss the opportunity to make this charming property your home. It's a perfect blend of style, convenience, and village life.





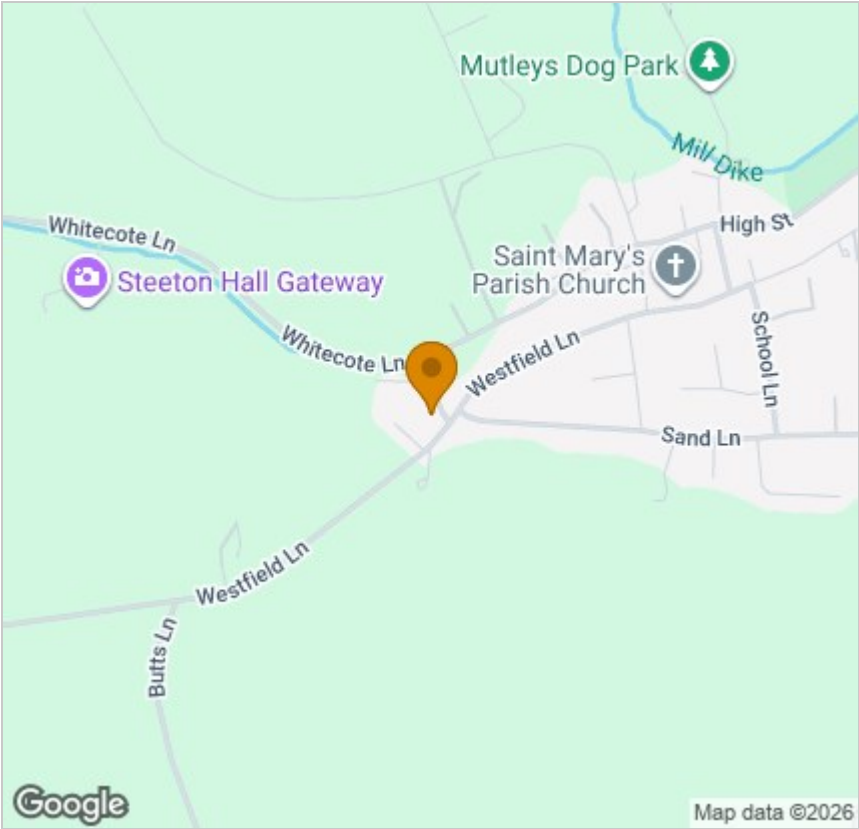
Floor Plan



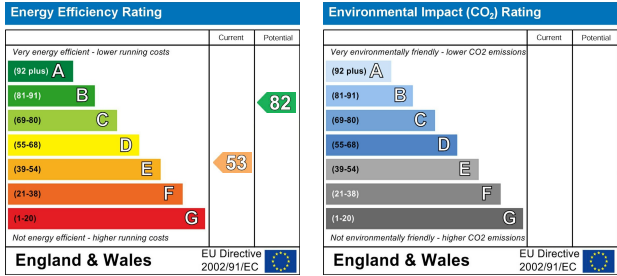
Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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