



High Street, , South Milford, North Yorkshire, LS25 5AQ

- Three bedroom character property
- Village location
- Off street parking
- Immaculately presented
- Larger than average double garage
- EPC - C / Council Tax - E

£425,000



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DESCRIPTION

Hunters Wetherby are delighted to present to the market this beautiful three bedroom link-detached home in the charming village of South Milford.

The property opens to a bright and spacious entrance hall which leads to the downstairs accommodation. The high ceiling, Velux window and glass front door allow for natural light to flood the space creating an airy and welcoming entrance home.

Off from the entrance hall, the second bedroom is generous in size with ample space for furniture. A fitted cupboard allows for extra storage.

The immaculate house bathroom comprises a four piece suite including bath, walk-in rainfall shower with bespoke display shelf, low level w/c and wash hand basin.

The well sized third bedroom benefits from fitted storage with a sliding door.

Towards the back of the property, the bright and airy kitchen is fitted with an array of modern wall and base units integral appliances. With space for dining and a door leading out onto the rear garden, this room truly is the heart of the home.

To the first floor, the lounge is the perfect place to relax. Wooden beams span across the ceiling, oozing character, while the log burner is perfectly situated as the main focal point of the room. Nestled behind the staircase is space for a home office.

Double doors lead off from the lounge and into the master bedroom, which is well sized and allows ample space for furniture.

Externally, a gravel driveway leads you to the front entrance, and around to the larger than average double garage.

The rear garden is laid to lawn with an array of mature plants, shrubs and trees adding plenty of privacy. A gravel path leads to the main patio seating area, and BBQ seating area both of which are perfect for outdoor dining and entertaining.

In summary, this property is the perfect balance of character and modern living in the sought-after village of South Milford.

South Milford is serviced by many local amenities that any busy and active family may need, and is a short drive away from the popular market town of Tadcaster. Sitting within easy reach of the A1, which provides access to the regions major motorway network, South Milford is the ideal location for commuters. The local train station is within walking distance, offering direct rail links to Leeds, Manchester, Hull and more.







High Street, Leeds, LS25

Approximate Area = 1048 sq ft / 97.4 sq m

Garage = 388 sq ft / 36 sq m

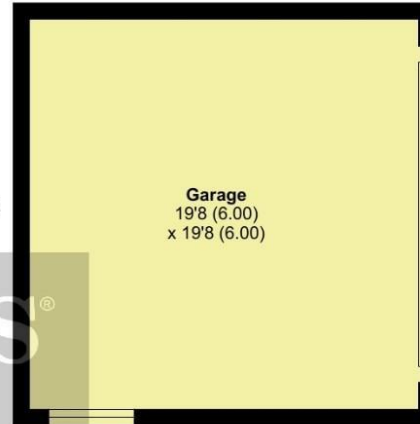
Total = 1436 sq ft / 133.4 sq m

For identification only - Not to scale

FIRST FLOOR
APPROX FLOOR
AREA 33.3 SQ M
(358 SQ FT)



GARAGE
APPROX FLOOR
AREA 36 SQ M
(388 SQ FT)



GROUND FLOOR
APPROX FLOOR
AREA 64.1 SQ M
(690 SQ FT)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025.
Produced for Metropolitan Thames Valley Housing. REF: 1218849

Viewings

Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	83
		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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