Mike Dobson







9 Orchard Close

South Milford, Leeds, LS25 5BQ

£350,000

9 Orchard Close

Nestled in the desirable Orchard Close of South Milford, Leeds, this charming three-bedroom detached house presents an excellent opportunity for those seeking a comfortable family home. With no onward chain, you can move in without delay and start enjoying all that this property has to offer.

Upon entering, you are greeted by a welcoming porch that leads into a spacious lounge area, complete with double doors that seamlessly connect to a large dining area. This space is perfect for entertaining, featuring patio doors that open onto a beautifully enclosed private rear garden, complete with a patio and a charming pergola, ideal for al fresco dining or simply relaxing in the sun.

The fitted kitchen is a chef's delight, boasting elegant granite worktops and a new integrated double oven, alongside an induction hob, making meal preparation a pleasure. The property is equipped with a modern heat source pump heating system, ensuring energy efficiency and comfort throughout the seasons.

The first bedroom is particularly impressive, featuring a dressing area that could also serve as a study, providing a perfect retreat for work or relaxation. Two additional well-proportioned bedrooms offer ample space for family or guests. The modern bathroom suite is designed for convenience, featuring a p-shaped bath with a shower over, catering to all your bathing needs.

Completing this delightful home is an integral garage, providing additional storage or parking options with a driveway for 2 cars. Situated in a peaceful cul-de-sac, this property offers a tranquil environment while remaining conveniently close to local amenities and transport links.

This is a rare opportunity to acquire a well-appointed home in a sought-after area, perfect for families or those looking to settle in a serene community. Don’t miss your chance to make this lovely house your new home.









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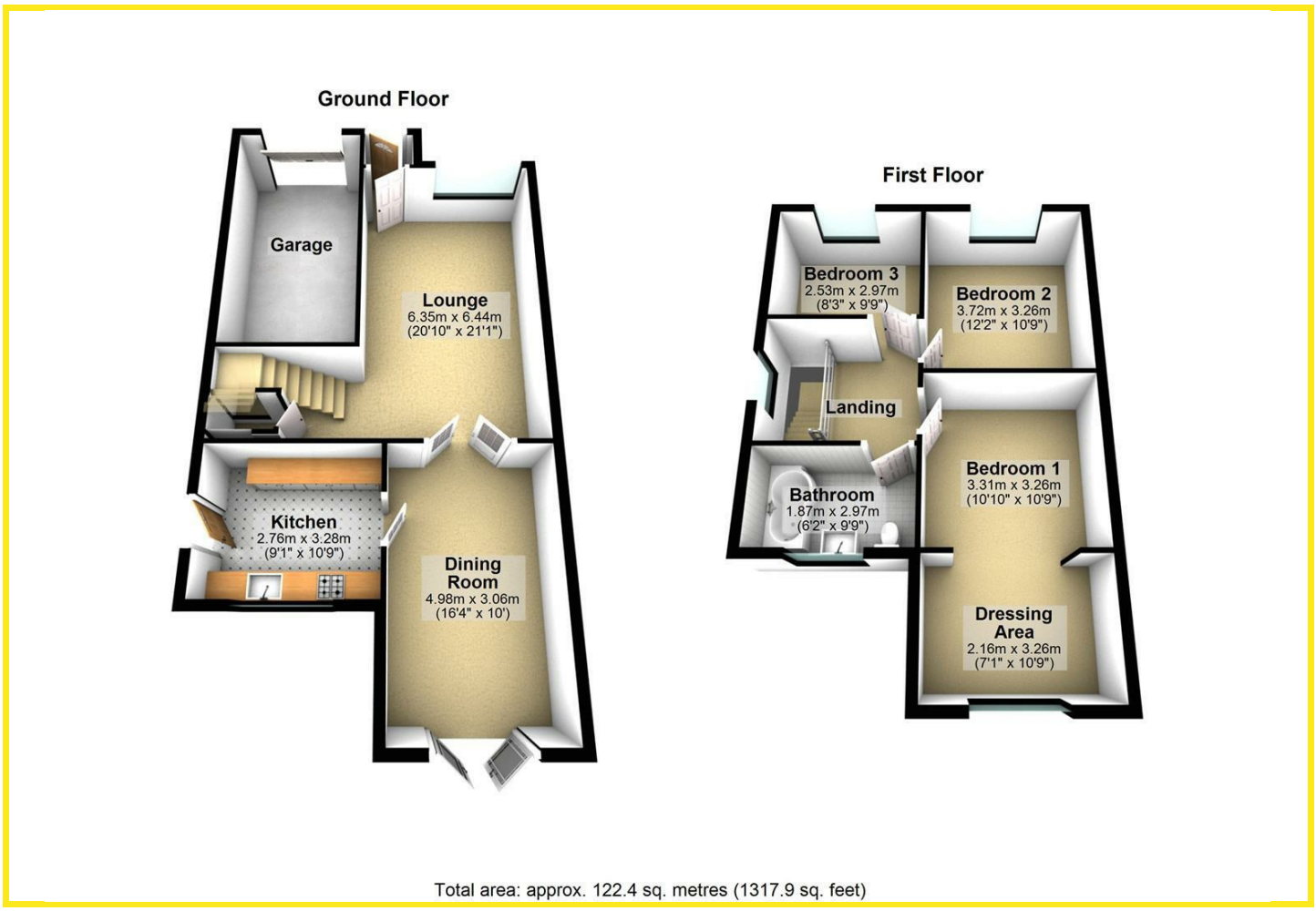








Floor Plan

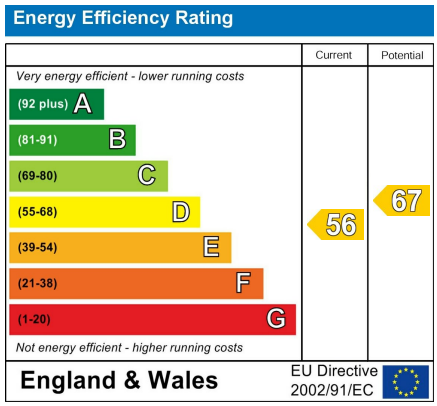


Total area: approx. 122.4 sq. metres (1317.9 sq. feet)

Area Map



Energy Efficiency Graph



Directions

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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