



8 Mulberry Court

South Milford
LS25 5PZ

Offers in Excess of
£259,995

3 Bed Town House

- MODERN THREE STOREY TOWN HOUSE
- VERY WELL PRESENTED
- THREE DOUBLE BEDROOMS
- GROUND FLOOR CLOAKROOM
- EN-SUITE SHOWER TO MASTER BEDROOM
- CONSERVATORY
- SOUTH FACING PRIVATE GARDEN
- SOUGHT AFTER LOCATION
- NO ONWARD CHAIN





**** MODERN STONE FRONTED HOUSE WITH THREE DOUBLE BEDROOMS **** Spread over three storeys the property offers well appointed accommodation briefly comprising:- downstairs cloakroom, kitchen, living room, conservatory, 2 bedrooms and bathroom and master bedroom with en-suite to the second floor. Outside there is a private south facing garden and a garage. Situated in the sought after location of South Milford, the property is offered with no onward chain.

Attractive white glazed composite entrance door leading into;

Entrance Hall:
With storage cupboard and stairs off to the first floor.

Cloakroom:
1.84m x 0.85m
Having a suite comprising wc and wash hand basin. Window to the front elevation.

Kitchen:
3.64m x 1.89m (11'9" x 6'2")
Having a range of beech effect base and wall units. Contrasting work surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap over. Gas cooker point with gas hob and extractor over. Plumbing for washing machine and dishwasher. Window to the front elevation.

Living Room:
5.16m max x 3.83m (16'9" max x 12'5")
A bright and spacious living area with a contemporary fireplace with marble effect back and hearth housing a gas fire. Central heating radiator and large under stairs storage cupboard. French door opening into the conservatory with windows to the side.

Conservatory:
3.68m x 3.21m (12'7" x 10'5")
Being of UPVC construction and having French doors to the side opening into the rear garden and an electrically operated thermostatic roof vent. High quality laminate flooring.

FIRST FLOOR

Bedroom 2:
3.11m max x 3.95m (10'2" max x 12'10")
Having two windows to the front elevation and a central heating radiator.

Bedroom 3:
3.19m max x 3.95m (10'5" x 12'10")
Having a window to the rear elevation and a central heating radiator.

Bathroom:
1.92m x 1.90m (6'3" x 6'2")
Having a white suite comprising panelled bath with



mixer shower over, wash hand basin inset into vanity unit and wc. Window to the side elevation and a central heating radiator.

SECOND FLOOR

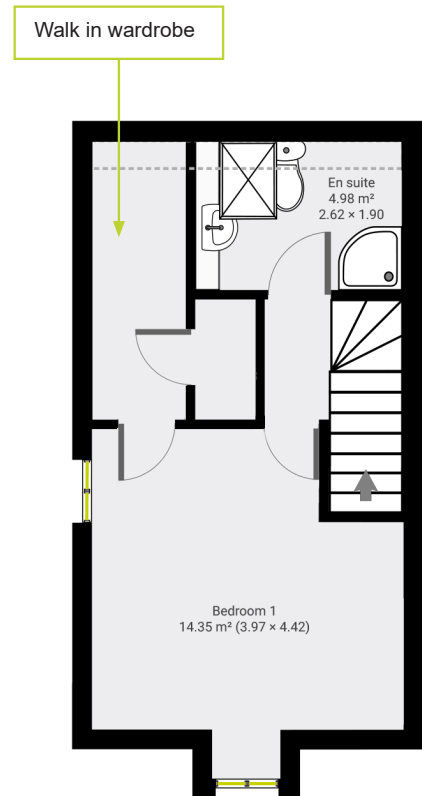
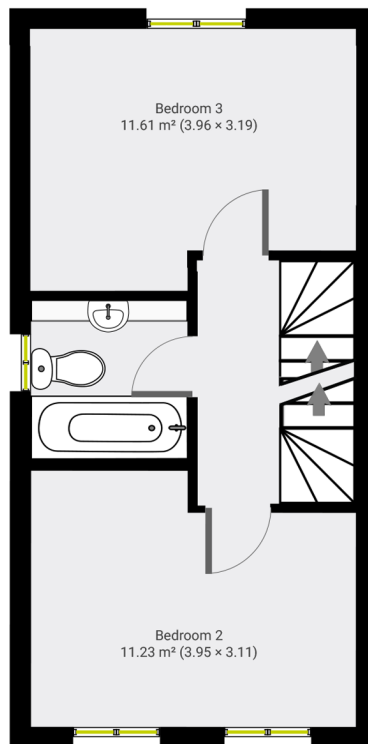
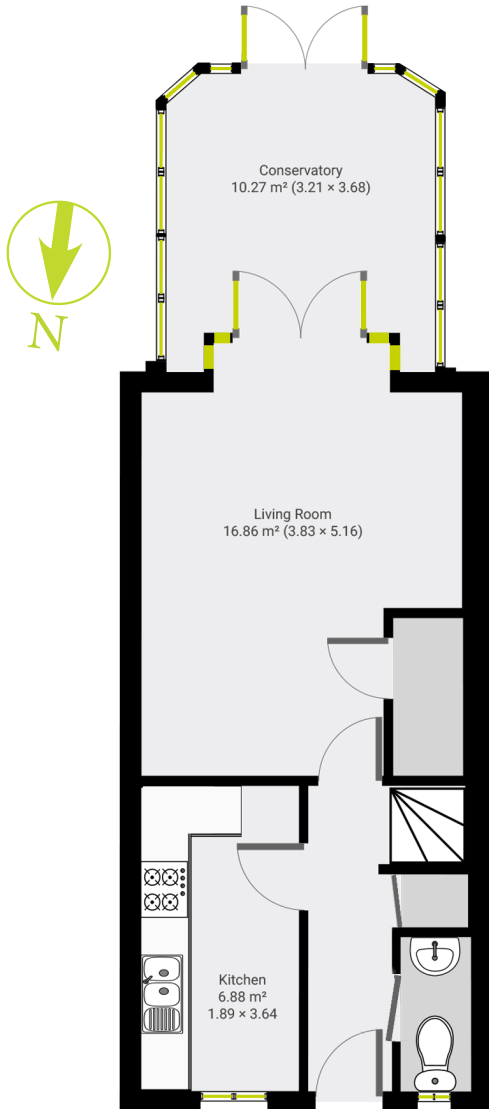
MASTER SUITE

Landing:
With access to the loft which is boarded out.

Bedroom 1:
3.97m max x 3.79m (13'0" x 6'2")
Having a good sized walk in wardrobe. Windows to the front and side elevations and a central heating radiator.

En-Suite Shower:
2.62m x 1.90m (8'6" x 6'2")
Having a suite comprising corner shower unit, wc and wash hand basin inset into a vanity unit with further storage cupboards. Velux window and a chrome ladder style towel rail / radiator.

Outside:
To the front is a paved path leading to the front door and an off road parking space in front of the garage which has light and power connected. The rear is south facing and laid mainly to lawn, with a paved patio sun trap and rear access to the garage.



107 SQ.M (1151 Sq ft.)
Approximate Total Floor Area

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	85	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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