

Park Row



Cawdel Close, South Milford, Leeds, LS25 5NS

Offers In Excess Of £350,000

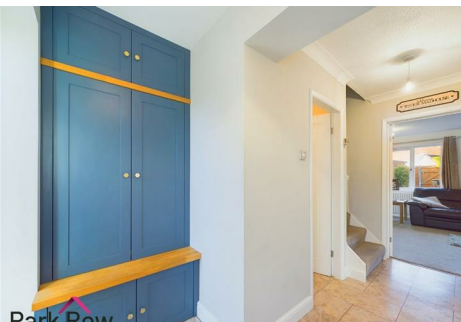


****EXTENDED DETACHED**THREE DOUBLE BEDROOMS AND AN OFFICE**DETACHED GARAGE**DRIVEWAY**ENCLOSED GARDEN**PERFECT FAMILY HOME****

Welcome to an attractive, modern property nestled in the charming location of Cawdel Close, South Milford. This delightful home encompasses a total living space of 1108.68 square feet. The ground floor hosts a utility room, a WC and an open-plan living area that seamlessly integrates the kitchen and dining area. The kitchen/dining/living area is enhanced with granite worktops along with a cosy log burning stove for those chilly winter evenings. Moving up to the first floor, it presents three sizable bedrooms, while the main bedroom holds potential for an en-suite. Additionally, it includes a family bathroom and an office, suitable for working from home or as dedicated homework spaces. The property is situated within a stone's throw of the vibrant Indian restaurant 'Cumin Lounge', the homely 'T Post Tearoom', and the bustling 'Swan Pub'. Ideal for families, the property is just a short distance from the esteemed 'South Milford Primary School'. 'South Milford Surgery' caters to your health needs, and the transport will never be an issue with the 'South Milford Train Station' being conveniently located nearby. Additionally, the charming village of 'Sherburn in Elmet' is within easy reach. Boasting functionality, charm, and a prime location for the perfect family home.

Energy Performance: EPC rating C / Council Tax Band - C - Selby Council

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US ON 01977 681122 TO BOOK A VIEWING. 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAY AND 1.00PM SATURDAYS



GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a grey composite door with two full length double glazed windows either side and an outdoor light above leading into;

ENTRANCE HALLWAY

3'8" x 11'9" (1.12 x 3.60)



Stairs leading up to first floor accommodation, built in storage unit which is ideal for coats/boots with navy blue wooden doors and an oak worktop, central heating radiator, tiled flooring and doors leading into;



DOWNSTAIRS W/C

4'3" x 3'10" (1.31 x 1.17)



Close coupled w/c, floating hand basin with chrome taps over, central heating radiator and an extractor fan to the side wall.

UTILITY

9'4" x 7'5" (2.85 x 2.28)



Double glazed window to the side elevation, wall and base units with cream wooden doors and Oak-style worktops, stainless steel hand basin with chrome taps over, LED spotlights to ceiling, space and plumbing for a washing machine, tiled flooring, space for a further fridge, cupboard which houses the boiler and a composite door leading out to the side of the home.

LIVING AREA

18'4" x 12'6" (5.61 x 3.82)



Benefits a spacious open plan kitchen/dining/living area and the living area comprises: uPVC double glazed window to the rear, log burning cast iron fireplace set within a stone hearth and a Oak beam surround, internal door leading into a storage cupboard, two central heating radiators, uPVC double glazed sliding door leading to the rear and an open plan walkway leading into;



KITCHEN/DINING AREA

kitchen area (9'4" x 6'7") dining area (18'5" x 9'
(kitchen area (2.85 x 2.03) dining area (5.62 x 2.7)



Benefits a spacious open plan kitchen/dining/living area and the dining area comprises: uPVC double glazed window to the front, space for dining table, central heating radiator and tiled flooring which continues through to the kitchen area. The kitchen area comprises: Two double glazed Velux-style windows to the ceiling letting in floods of light, double glazed window to the rear, wall and base units with white wooden doors in a gloss finish, granite worktops, extended worktop to create a breakfast bar and provides further storage, underlighting to the wall/base units, built in double electric oven, integral dishwasher, drainer sink with chrome taps over set within the worktop, four ring gas hob with extractor fan over, blue glass splashback surrounding, space for a freestanding fridge/freezer, tiled flooring and a uPVC double glazed double door giving access to the rear garden.





FIRST FLOOR ACCOMMODATION

LANDING

Doors leading into;

MAIN BEDROOM

14'4" x 9'3" (4.37 x 2.82)



uPVC double glazed windows to the rear, central heating radiator and a door leading into:

POTENTIAL FOR ENSUITE

9'0" x 3'7" (2.75 x 1.11)

uPVC double glazed window to the front and is currently being used as a space for storage however, it has huge potential to be an en-suite.

BEDROOM TWO

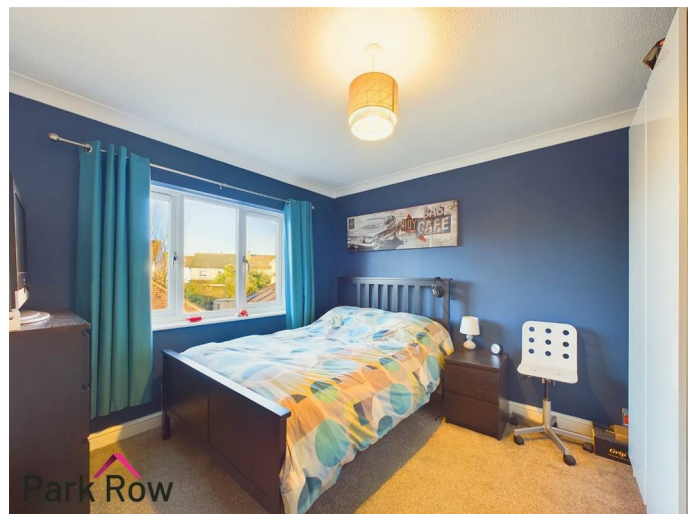
11'4" x 10'2" (3.46 x 3.11)



uPVC double glazed windows to the rear and a central heating radiator.

BEDROOM THREE

10'2" x 8'9" (3.12 x 2.68)



uPVC double glazed windows to the front and a central heating radiator.

OFFICE

7'4" x 4'4" (2.25 x 1.33)

uPVC double glazed windows to the front elevation and a central heating radiator.

FAMILY BATHROOM

7'2" x 5'1" (2.20 x 1.57)



Obscure glass double glazed window to the rear elevation and comprises: close coupled w/c, hand basin set within a floating shelf with chrome taps over, panel bath with mains shower above and a glass shower screen, decorative tiled walls and a central heating radiator.

EXTERIOR

FRONT



Paved area leading to the entrance door, paved pathway leading to a wooden gate giving access to the rear, decorative stone area with mature bushes, borders filled with mature shrubs, perimeter stone wall to the right hand side and perimeter hedging to the front.



GARAGE/PARKING



Access from the front down the left hand side of the property leading to a driveway at the rear. You can access the garage through a blue up and over door from the driveway or through a door from the garden and it has: power, lighting and is a great space for storage!

REAR



Can be accessed through the double doors in the kitchen/dining and the lounge or through the two wooden gates at the front where you will step out onto: a paved area with space for seating, paved pathway leading to the door giving access to the garage, borders filled with trees and bushes, perimeter wooden fencing surrounding and the rest is mainly laid to lawn.



TENURE AND COUNCIL TAX


The Tenure and Council 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.

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.

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

CALLS ANSWERED :

Mon, Tues, Weds, Thurs and Fri - 9.00am to 5.30pm

Saturday - 9.00am to 1.00pm

Sunday - Closed

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

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199


PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

VIEWINGS

Strictly by appointment with the sole agents.

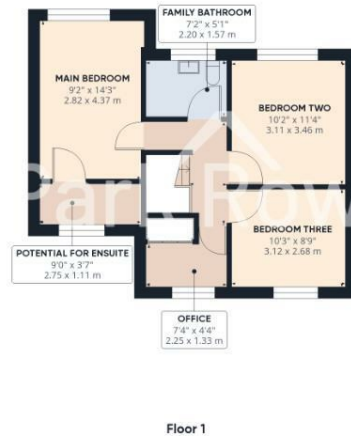
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.





Park Row

Approximate total areaⁿ
1117.51 ft²
103.82 m²



Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
92-100 A		02-10 A	
81-91 B		11-20 B	
69-80 C		21-30 C	
55-68 D		31-40 D	
45-54 E		41-50 E	
35-44 F		51-60 F	
25-34 G		61-70 G	
1-24 G		71-80 G	
All energy efficient - higher running costs		All environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC