

Park Row



Southlands Close, South Milford, Leeds, LS25 5NU

Offers In Excess Of £300,000

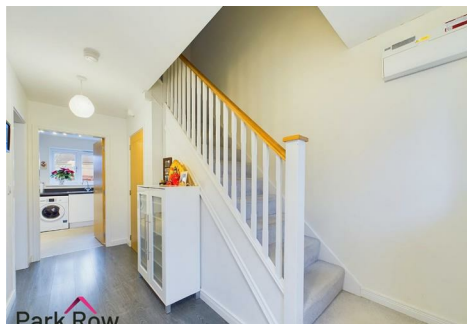


****DETACHED**THREE BEDROOMS**DETACHED GARAGE**DRIVEWAY**GARDENS**IDEAL HOME FOR A GROWING FAMILY****

Located in the coveted semi-rural village South Milford, this spacious two-storey home covers a total area of 882.64 square feet and is an exceptional blend of modern living and comfort. On the ground floor, discover a guest WC, a well-equipped kitchen complete with an integral appliances with access into the rear garden, and a lounge perfect for relaxing or entertaining guests. The second floor hosts three comfortably sized bedrooms featuring an en-suite to the master bedroom, as well as a family bathroom. The home is ideally situated near key amenities such as the South Milford train station, Cumin Lounge - a popular Indian restaurant, the inviting T Post Tearoom, the trusted South Milford Surgery and the well-regarded South Milford Primary School. This property provides an idyllic platform for a well-balanced lifestyle.

Energy Performance: EPC Rating C / Council Tax Band D

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

Through a black composite door with two obscure glass panels leading into;

ENTRANCE HALLWAY

14'1" x 4'7" (4.31 x 1.42)



Stairs leading up to the first floor accommodation with wooden balustrade and white wooden spindles, central heating radiator and internal doors leading into;

DOWNSTAIRS W/C

5'5" x 3'0" (1.66 x 0.93)

Comprises; close coupled w/c, corner hand basin with tiled splashback and a central heating radiator.

LOUNGE

14'2" x 12'3" (4.33 x 3.75)



uPVC double glazed window to the front elevation, central heating radiator, television point.

KITCHEN/DINER

20'2" x 8'10" (6.15 x 2.71)



Wall and base units in a white gloss finish with a square edge laminate worktop surrounding, integral fridge/freezer, space for a washing machine and dishwasher, integral electric oven, four ring gas hob with extractor fan over and stainless steel splashback, one and a half stainless steel sink with chrome tap over, space for dining table, uPVC double glazed window to the rear elevation and a uPVC double glazed double door leading out to the rear garden, central heating radiator.



FIRST FLOOR ACCOMMODATION

LANDING

6'3" x 4'3" (1.93 x 1.30)

Cupboard which houses the boiler and internal doors leading into;

BEDROOM ONE

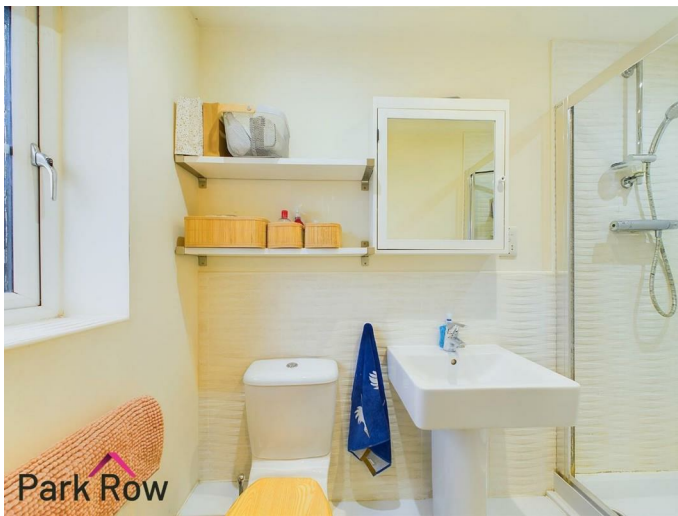
11'5" x 10'2" (3.49 x 3.10)



uPVC double glazed window to the rear elevation, central heating radiator and an internal door leading into;

ENSUITE

8'1" x 3'10" (2.48 x 1.18)



Obscure glass uPVC double glazed window to the rear elevation, white suite comprises; close coupled w/c, hand basin with chrome taps over, rectangular shower enclosure with mains shower above and a glass shower screen, built in mirrored vanity unit, fully tiled around the bath/shower area and half tiled walls around the hand basin and w/c, central heating radiator.

BEDROOM TWO

11'8" x 9'4" (3.57 x 2.85)



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

BEDROOM THREE

8'4" x 6'10" (2.55 x 2.10)



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

FAMILY BATHROOM

8'2" x 5'6" (2.49 x 1.68)



Obscure glass uPVC double glazed window to the rear elevation, white suite comprises: close coupled w/c, hand basin with chrome taps over, panel bath, with chrome tap over and mains shower above with a glass shower screen, fully tiled around the bath/shower area and half tiled walls around the hand basin and w/c, central heating radiator.

EXTERIOR

FRONT



Pathway leading to the entrance door, porch over the entrance and the rest is laid to lawn.



REAR



Can be accessed through the double doors in the kitchen, through a door in the garage or through a pedestrian gate to the right hand side of the garage where you will walk out onto: paved area with space for seating, seating area filled with decorative stones, perimeter wooden fencing to all three sides and the rest is mainly laid to lawn.



GARAGE

Black up and over door, power, lighting and is a great space for storage, Electric Vehicle Charging Point.

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

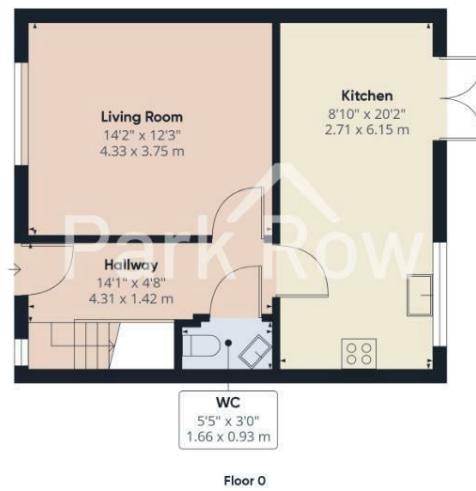
CALLS ANSWERED :
Mon, Tues, Weds, Thurs and Fri - 9.00am to 5.30pm
Saturday - 9.00am to 1.00pm
Sunday - Closed

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
932.16 ft²
86.6 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.

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