

# Park Row



**Low Street, South Milford, Leeds, LS25 5AS**

**Offers In Excess Of £675,000**



**SUBSTANTIAL DETACHED FAMILY HOME\*\*FIVE/SIX BEDROOMS\*\*STUNNING KITCHEN/DINER\*\*UTILITY AND BOOT ROOM\*\*GARAGE\*\*PARKING\*\*ENCLOSED REAR GARDEN\*\*ELECTRIC VEHICLE CHARGING POINT\*\***

Delightfully located on Low Street in South Milford, resides a 2325 square foot enchanting gem set across two spacious floors. This grand home boasts five/six beautifully appointed bedrooms, family bathroom and ensuite, seamlessly blending comfort with sophisticated style. The ground floor hosts a bedroom/office utility and boot room, a captivating living area, featuring built-in storage spaces, an open fireplace adorned with a marble hearth and surround, finished with an elegant touch of bi-fold doors. A modern kitchen with a in-built oven, induction hob with extractor over, a Belfast sink, a central island infuses modern functionality, while the electric vehicle charging point in the garage shows a commitment to eco-friendly living. On the first floor, you will find another welcoming living room which could be used as a bedroom, three more bedrooms, an office/bedroom space. This home is as practical as it is elegant with the convenience of having 'bp' gas station, 'South Milford' train station nearby, and for your entertainment and gastronomic indulgence, 'Cumin Lounge' Indian Restaurant, 'The Thack (The Queen O'T owd Thatch)' bar and 'T Post Tearoom' cafe is just a stone's throw away. Experience the art of living in this remarkable residence, where life takes on a beautiful perspective. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! ' ' WE OPEN UNTIL 5.30PM MONDAY TO FRIDAY AND 1.00PM SATURDAYS



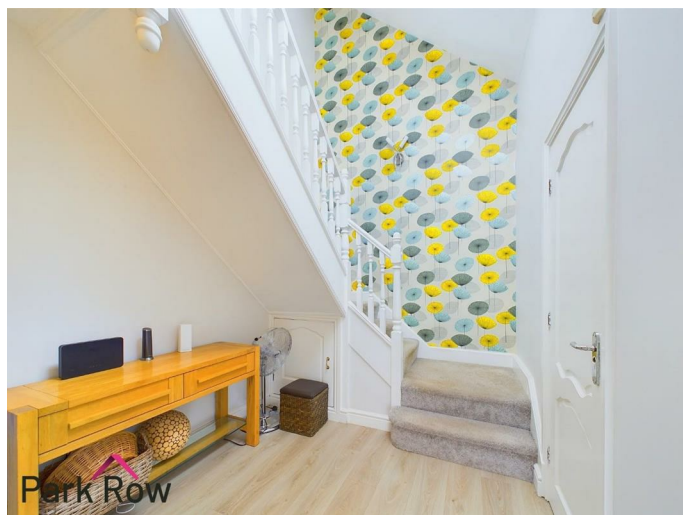


## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a uPVC double glazed door with four obscure glass panels, two inserted and two to the side which leads into;

### ENTRANCE HALLWAY



Stairs leading up to first floor accommodation, central heating radiator, understairs storage cupboard and doors leading into;

### DOWNSTAIRS W/C

6'10" x 2'10" (2.10 x 0.87)



Obscure uPVC double glazed window to front elevation and a white suite comprising; corner handbasin with vanity unit below and chrome tap over, close coupled w/c and a chrome heated towel radiator.

## BEDROOM THREE/OFFICE/SNUG

11'6" x 9'4" (3.51 x 2.86)



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

## LOUNGE

14'4" x 20'8" (4.39 x 6.31)



uPVC double glazed window to the front elevation and bi-fold doors to the rear elevation, open fireplace with a marble hearth and surround, built in storage units to either side of the fireplace, television points, central heating radiator and spotlights to ceiling.



## KITCHEN/DINING

24'11" x 12'2" (7.62 x 3.72)



Stunning Harvey Jones of Harrogate hand built open plan kitchen/diner with bi-fold doors and double doors to rear elevation, two grey vertical wall mounted radiators, Harvey Jones hand built wall and base units in a blue shaker style finish with stainless steel handles, quartz worktops, white Belfast sink with Quooker tap over, induction hob with extractor over, built in oven with warming plate, space for freestanding fridge/freezer, built in dishwasher, central island with space for seating, space for dining table and chairs, spotlights to the ceiling in the kitchen area and a door which leads into;





## SHOE/BOOT ROOM



uPVC double glazed window to the rear elevation, central heating radiator, green shaker units with space for storage for shoes and coats plus a door which leads into;

## UTILITY

8'3" x 5'9" (2.54 x 1.76)



Glazed window and wooden stable door which leads to the rear elevation, wall and base units in a grey shaker style finish, oak worktop, single stainless steel drainer sink with chrome tap over, space and plumbing for a washing machine, space for wine fridge and a door which leads into the garage.

## FIRST FLOOR ACCOMMODATION

## LANDING

13'2" x 3'4" (4.02 x 1.03)



With wooden balustrade and spindles and has a uPVC double glazed window to the front elevation, storage cupboard plus doors leading into;

## BEDROOM ONE

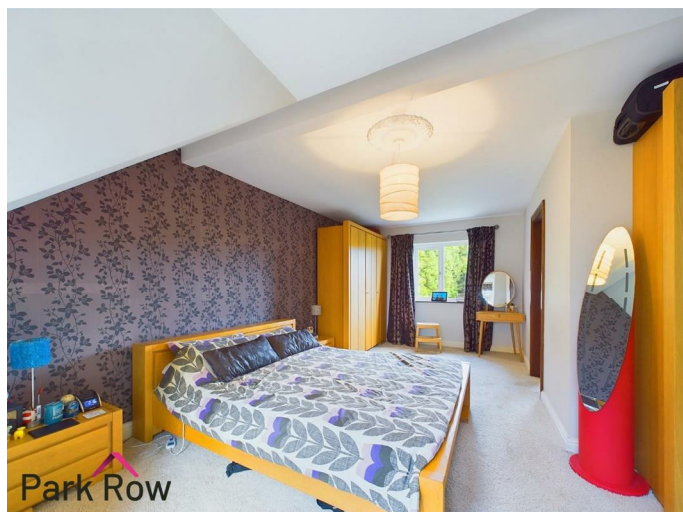
17'10" x 16'9" (5.44 x 5.13)



Currently being used as a snug/gym and has a uPVC double glazed window to the rear elevation, two Velux windows to the front elevation, two central heating radiators and spot lights to the ceilings.

## BEDROOM TWO

14'7" x 17'7" (4.47 x 5.38)



uPVC double glazed windows to the front and rear elevations, central heating radiators and a door which leads into;



## ENSUITE

4'4" x 9'3" (1.34 x 2.84)



Obscure glass uPVC double glazed window to the rear elevation and a white suite comprising; close coupled w/c, handbasin with chrome tap over, chrome heated towel rail and a walk in shower with a waterfall shower head plus a smaller attachment and a glass shower screen.

## BEDROOM FOUR

11'5" x 9'3" (3.49 x 2.83)



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



### BEDROOM FIVE

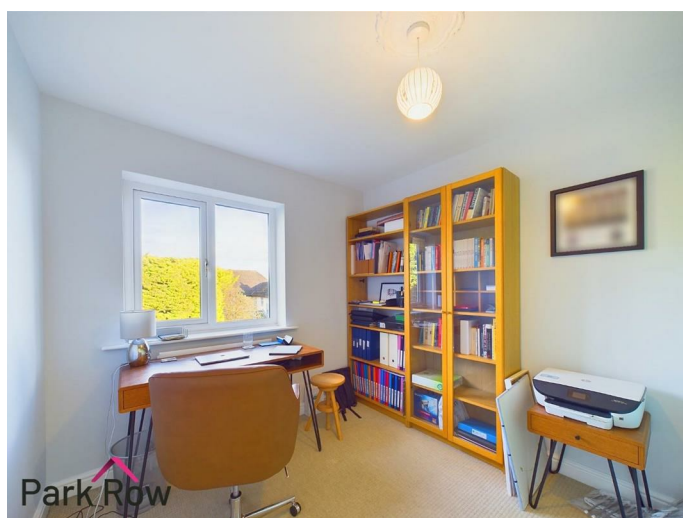
8'1" x 12'0" (2.48 x 3.68)



uPVC double glazed window to the rear elevation, central heating radiator and a built in wardrobe.

### BEDROOM SIX/OFFICE

8'5" x 8'1" (2.58 x 2.47)



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

### FAMILY BATHROOM

8'1" x 12'1" (2.47 x 3.70)



Obscure glass uPVC double glazed window to the rear elevation and a white suite comprising; corner shower cubicle with mains shower and a glass sliding shower screen, closed coupled w/c, handbasin with chrome tap over, panel bath with chrome tap over, spot lights to the ceiling, central heating radiator and chrome heated towel rail

### EXTERIOR

#### FRONT



Sweeping blocked paved driveway with parking for multiple vehicles, perimeter brick walls to either side, electric vehicle charging point and the rest is mainly laid to lawn with established trees and shrubs.

### GARAGE

Electric door with downlighters either side and also has power plus lighting.



## REAR



Accessed via the wooden pedestrian access gate down the side of the property, the door in the utility, the bi fold doors in lounge or the bi fold and double doors in the kitchen/dining where you will step out onto; a composite decking area with plenty of space for seating, steps down which leads to a further paved area with space for seating, further steps, with raised borders either side which leads down to a lawned area, additional paved area with space for seating, established conifers and brick walls giving privacy to all sides, space for shed, outside lighting plus the property has an electric awning which is above the kitchen bi-fold doors.







## TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: F

Please note: The Tenure, Local Authority and 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.

## MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains/Metered

Broadband: Fibre (FTTP)

Mobile: 4/5G

Please note: The Utilities, Broadband and Mobile Coverage 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, Wed, 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

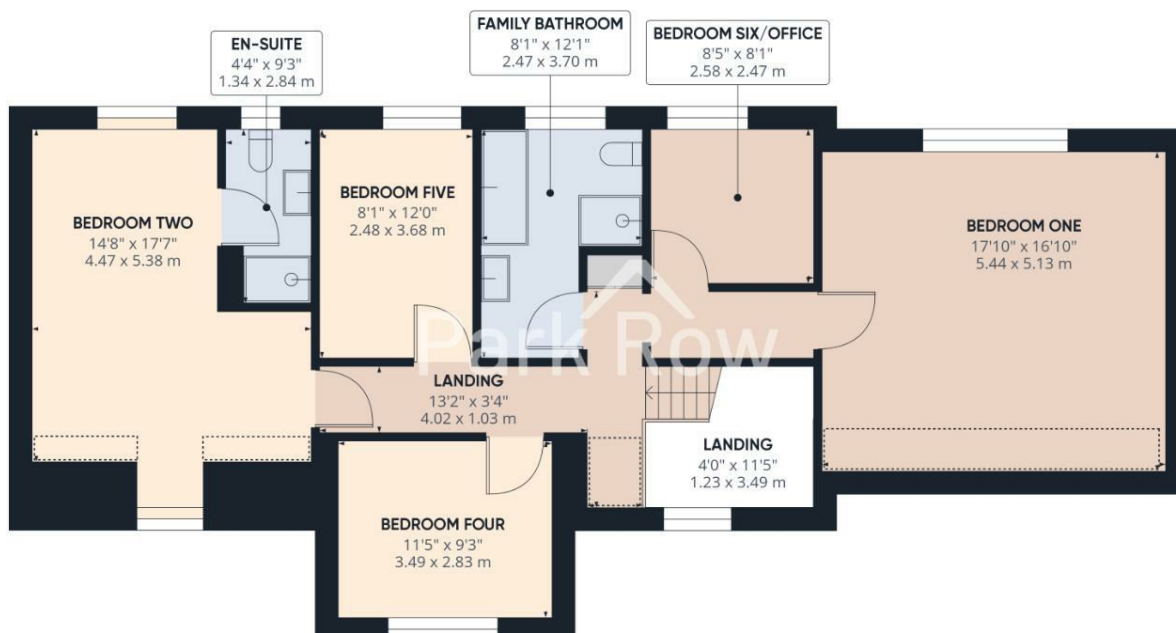
## VIEWINGS

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.







**Approximate total area<sup>(1)</sup>**  
1041.1 ft<sup>2</sup>  
96.72 m<sup>2</sup>

**Reduced headroom**  
60.34 ft<sup>2</sup>  
5.61 m<sup>2</sup>

(1) Excluding balconies and terraces

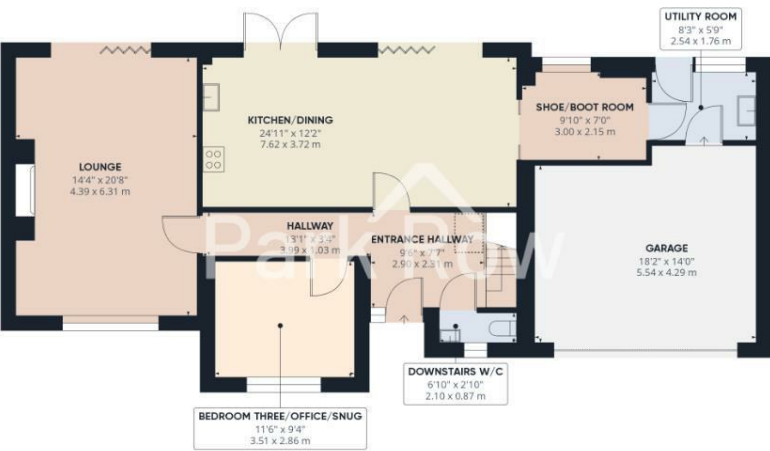
Reduced headroom  
(below 1.5m/4.92ft)

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

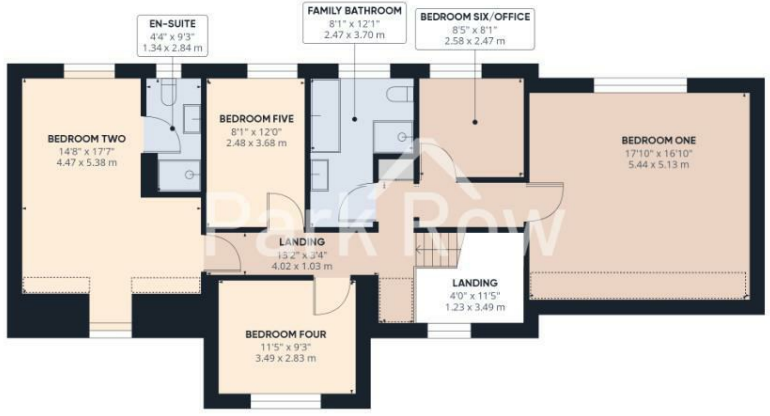
GIRAFFE 360

Floor 1





Floor 0



Floor 1

Park Row

Approximate total area<sup>(1)</sup>  
2328.25 ft<sup>2</sup>  
216.3 m<sup>2</sup>

Reduced headroom  
66.91 ft<sup>2</sup>  
6.22 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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