

# Park Row



## Southlands Court, South Milford, Leeds, LS25 5FH

Offers In Excess Of £180,000



END TERRACE\*\*TWO BEDROOMS\*\*DOWNSTAIRS W/C\*\*GARDEN AND PARKING\*\*IDEAL FOR FIRST TIME BUYERS/INVESTORS\*\*

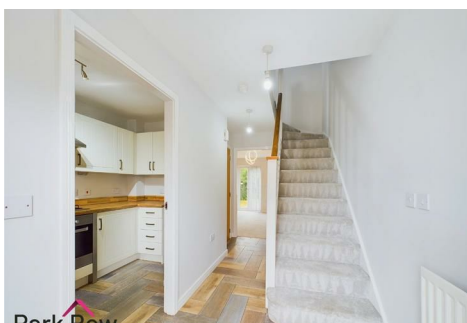
Welcome to Southlands Court, a charming property located in the picturesque area of South Milford, Leeds. This delightful end terrace house boasts a cosy reception room, perfect for relaxing after a long day. With two inviting bedrooms, there's plenty of space for a small family or guests.

The property features a convenient downstairs W/C, adding a touch of modernity to this traditional home. Ideal for first-time buyers looking to step onto the property ladder or savvy investors seeking a promising opportunity, this house offers versatility and potential.

Spanning 605 sq ft, this end terrace property provides a comfortable living space with a homely feel. The presence of a garden and parking space adds to the appeal of this residence, offering outdoor areas to enjoy sunny days and secure parking for your convenience.

Don't miss out on the chance to make Southlands Court your new home. Whether you're looking for a cozy abode to call your own or a promising investment opportunity, this property has something to offer for everyone.

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 black composite door with two glass panel inserts and storm porch over, outside courtesy light which leads into:

### ENTRANCE HALLWAY

14'2" x 5'7" (4.33 x 1.72)



Stairs with wooden balustrades and spindles which lead to first floor accommodation, central heating radiator and oak doors leading off:

### KITCHEN

10'5" x 5'8" (3.18 x 1.73)



Double glazed window to the front elevation, central heating radiator, wall and base units in a cream wood finish with stainless steel handles, square edge worktops, four ring gas hob with extractor over and stainless steel splashback, one and a half stainless steel drainer sink with chrome tap over, space and plumbing for washing machine.



### DOWNSTAIRS W/C

3'4" x 4'10" (1.04 x 1.48)



Obscure glass double glazed window to the side elevation, white suite comprising: close coupled w/c, handbasin with chrome tap over, central heating radiator,

## LOUNGE

12'8" x 11'9" (3.87 x 3.59)



Double glazed window and double glazed double doors lead to the rear garden, two central heating radiators, door leads into storage cupboard.

## FIRST FLOOR ACCOMMODATION

### LANDING

7'11" x 4'1" (2.42 x 1.27)

Loft access and has doors leading off:

### BEDROOM ONE

11'2" x 11'9" (3.42 x 3.59)



Double glazed window to the rear elevation, central heating radiator.

## BEDROOM TWO

7'6" x 11'8" (2.30 x 3.57)



Double glazed window to the front elevation, central heating radiator.

## FAMILY BATHROOM

8'4" x 4'1" (2.55 x 1.27)



Obscure glass double glazed window to side elevation, white suite comprising of: panel bath with shower over and glass shower screen, close coupled w/c, handbasin with chrome tap over, fully tiled around the bath area and half tiled around the w/c and washbasin, central heating radiator.

## EXTERIOR

## FRONT



To the front of the property there is a tarmacked parking space, to the side is a flagged pathway which leads to the front entrance door and continues around the side of the property to the rear garden, the rest of the front is mainly laid to lawn with some mature trees and shrubs to the borders. perimeter fencing to the left handside of the property and continues down the side to the rear garden.

## REAR



Can be accessed via the wooden pedestrian access gate down the side of the property or the double doors in the lounge where you will step out onto: a paved area with space for seating, the rest is mainly laid to lawn with some mature trees and shrubs to the bottom of the garden, perimeter fencing to all three sides and has space for a shed, outside lighting and has an outside tap.



## TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: B

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 :

Monday to Friday - 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

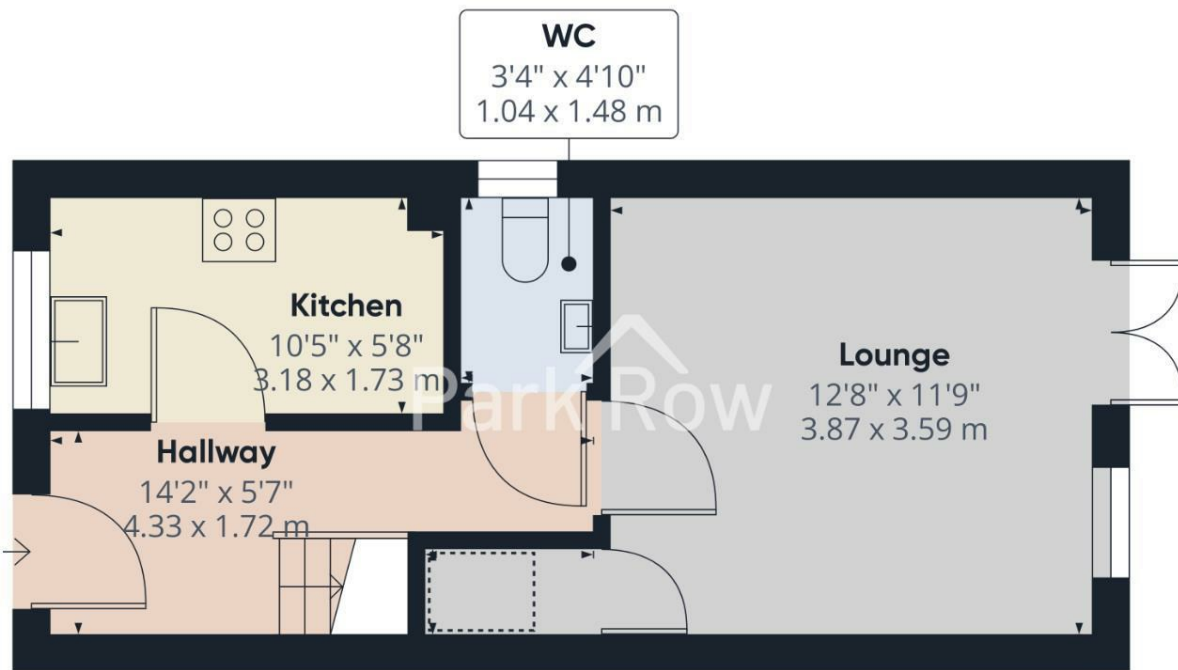
CASTLEFORD - 01977 558480

### **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>**  
317.01 ft<sup>2</sup>  
29.45 m<sup>2</sup>

**Reduced headroom**  
7.03 ft<sup>2</sup>  
0.65 m<sup>2</sup>

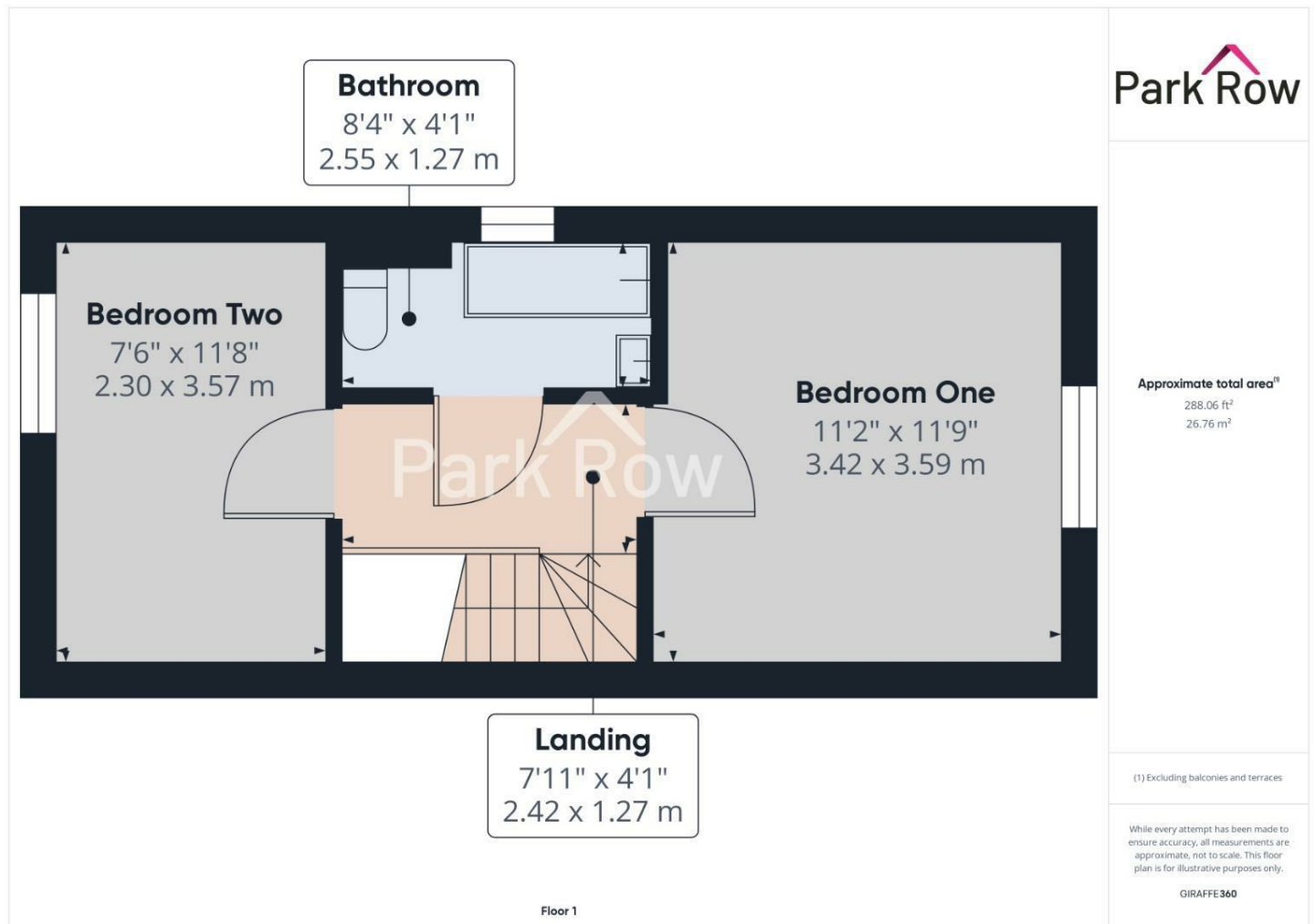
(1) Excluding balconies and terraces

☐ 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 0



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