

# Park Row



## Cornmill Court, South Milford, Leeds, LS25 5GD

£114,000



**\*\*60% DISCOUNTED SALE SCHEME\*\*END-TERRACE\*\*TWO DOUBLE BEDROOMS\*\*PARKING\*\*ENCLOSED REAR GARDEN\*\*PERFECT FOR FIRST TIME BUYERS\*\***

Welcome to Cornmill Court, a charming property located in the picturesque South Milford area of Leeds. This delightful end-terrace house offers a perfect opportunity for first-time buyers to step onto the property ladder.

As you step inside, you are greeted by a cosy lounge/dining room, ideal for relaxing or entertaining guests. The property boasts two generously sized double bedrooms, providing ample space for a small family or guests.

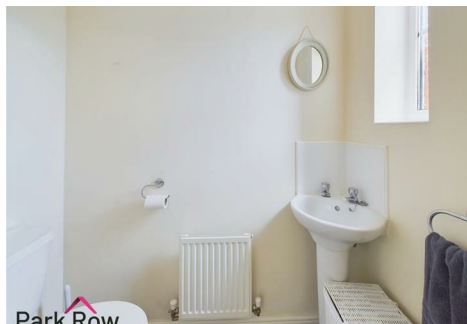
The house features a well-maintained bathroom, ensuring your comfort and convenience. With an enclosed rear garden, you can enjoy outdoor gatherings or simply unwind in your enclosed outdoor space. Additionally, the parking area with space for your vehicle!

One of the standout features of this property is the 60% discounted sale scheme, allowing you to own 100% of the property by paying only 60% of the full market value. This fantastic opportunity makes owning your dream home more achievable than ever.

Situated in an end-terrace position, this property offers a sense of privacy and tranquillity. Whether you are looking for a peaceful retreat or a place to call home, Cornmill Court provides the perfect setting for a comfortable and relaxed lifestyle.

Don't miss out on the chance to make this lovely house your own. Contact us today to arrange a viewing and take the first step towards owning this wonderful property in South Milford.

**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**



## DISCOUNTED SALE DETAILS

### DISCOUNTED SALE PROPERTY

\*The property is sold for 60% of its valuation, but the buyer owns and maintains 100% of it. The property is under the umbrella of South Yorkshire Housing Association and they make no charges of any kind.

\*The price of the property cannot exceed the approved price of £114,000

\*Any purchaser will have to send to SYHA the Affordability form with their details for checking and will be required to sign the Deed of Covenant from the solicitor that the buyer has to abide by the required terms.

\* The property must be purchased by an eligible person (see residence criteria)

\*The property is classed as Affordable Housing and therefore it cannot be rented out, sub-let or owned by anyone other than a private individual or family.

**RESIDENCY QUALIFICATIONS** - In the first 6 months of the property being on the market, any prospective buyer will have to either live, work or have close family in the area (these are Selby County Council rules for your property), if after 6 months, you haven't obtained a buyer the property can be sold to someone from outside the area as the rules drop away.

The purchaser or one of joint purchaser is:

1. A person who lives within the parish of South Milford, or adjoining parish, and has done so for a continuous period of two years up to the release of the accommodation or
2. A person who works in permanent employment in the parish of South Milford, or adjoining parish, including any persons taking up employment, and those providing an important service requiring them to live locally or
3. A person who has been in continuous residence for two years out of the last five, or has immediate family who have lived in the parish of South Milford, or adjoining parish, for a minimum of five years.

## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a sage green composite door with multiple decorative glass windows inserted and above which leads into;

### ENTRANCE HALLWAY

8'0" x 3'1" (2.46 x 0.94)

Door which leads into a handy cupboard for storage, door which leads into the downstairs w/c and an open archway which leads into;

## KITCHEN

8'1" x 6'6" (2.47 x 1.99)



Double glazed window to the front elevation, white gloss wall and base units with storage, space for a freestanding cooker with a built in extractor fan over, stainless steel drainer sink with chrome taps over, space and plumbing for a washing machine, space for freestanding fridge/freezer, tiled splashback surrounding plus tiled flooring.

## DOWNSTAIRS W/C

5'6" x 2'10" (1.69 x 0.87)

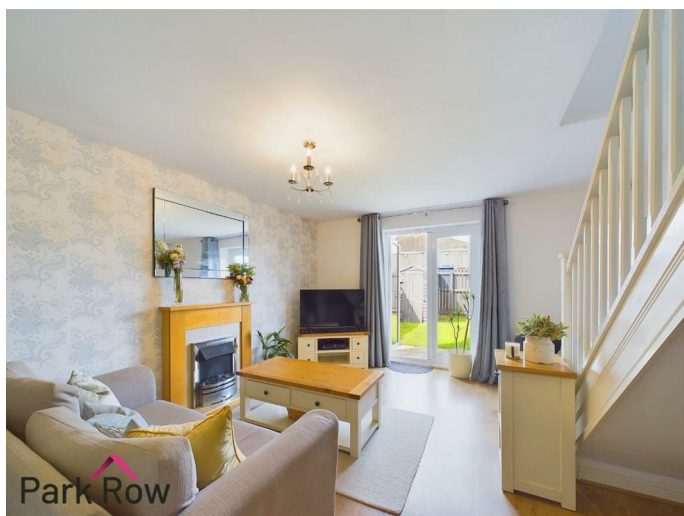


Obscure double glazed window to the front elevation and includes a white suite comprising; close coupled w/c, pedestal corner hand basin with chrome taps over and tiled splashback behind plus a central heating radiator.

**LOUNGE/DINING ROOM**  
14'11" x 13'1" (4.56 x 4.01)



Stairs which lead up to the first floor accommodation with a white wooden balustrade and spindles, fire set within a wooden surround with a tiled hearth, electric points for the television, broadband point, under-stairs storage, space for a dining table and chairs, two central heating radiators and a double glazed double door which leads out to the rear garden.



**FIRST FLOOR ACCOMMODATION**

**LANDING**

Loft access and internal doors which lead into;

## BEDROOM ONE

13'1" x 8'0" (3.99 x 2.45)



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

## BEDROOM TWO

9'10" x 8'3" (3.00 x 2.53)



Double glazed window to the rear elevation, central heating radiator and built in white wooden wardrobes.

## FAMILY BATHROOM

6'4" x 6'3" (1.95 x 1.93)



Obscure double glazed window to the side elevation and includes a white suite comprising; close coupled w/c, hand basin basin set within a white wooden unit with a roll-edge laminate worktop for shelf storage, panel bath with a mains shower above and a shower rail, central heating radiator and tiled splashback around the bath/handbasin.

## EXTERIOR

### FRONT



To the front of the property there is a paved pathway which leads to the entrance, brick built dwarf walls to either side of the pathway, area filled with decorative stones, half porch over the entrance door and the rest is mainly lawn.

## REAR



Accessed via a wooden pedestrian gate from the side of the property or through the double doors in the lounge/dining room where you will step out onto; a paved area with space for seating to enjoy the up and coming summer months! space for a shed, perimeter fencing to all three sides and the rest is mainly lawn.



## 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



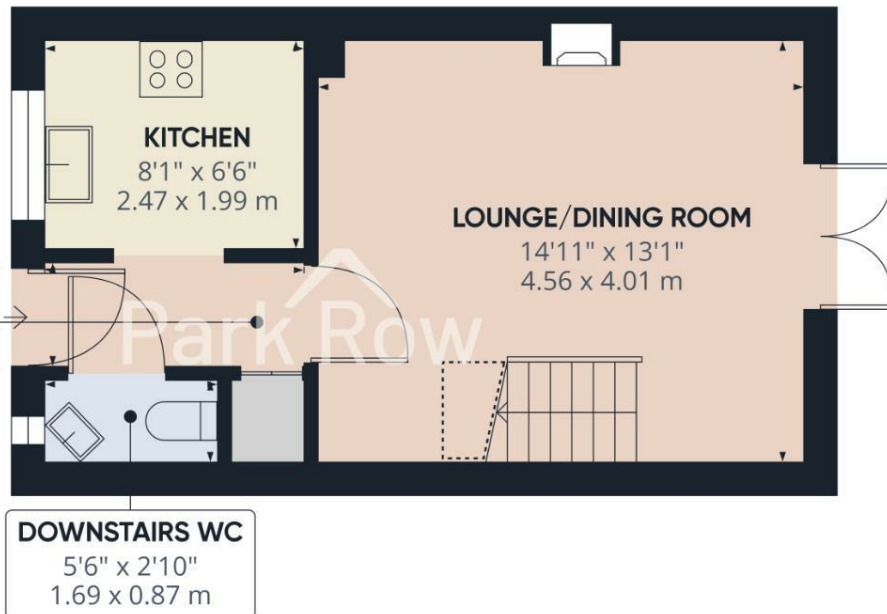
PONTEFRACT - 01977 791133  
CASTLEFORD - 01977 558480

### **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>**  
304.25 ft<sup>2</sup>  
28.27 m<sup>2</sup>

**Reduced headroom**  
14.76 ft<sup>2</sup>  
1.37 m<sup>2</sup>

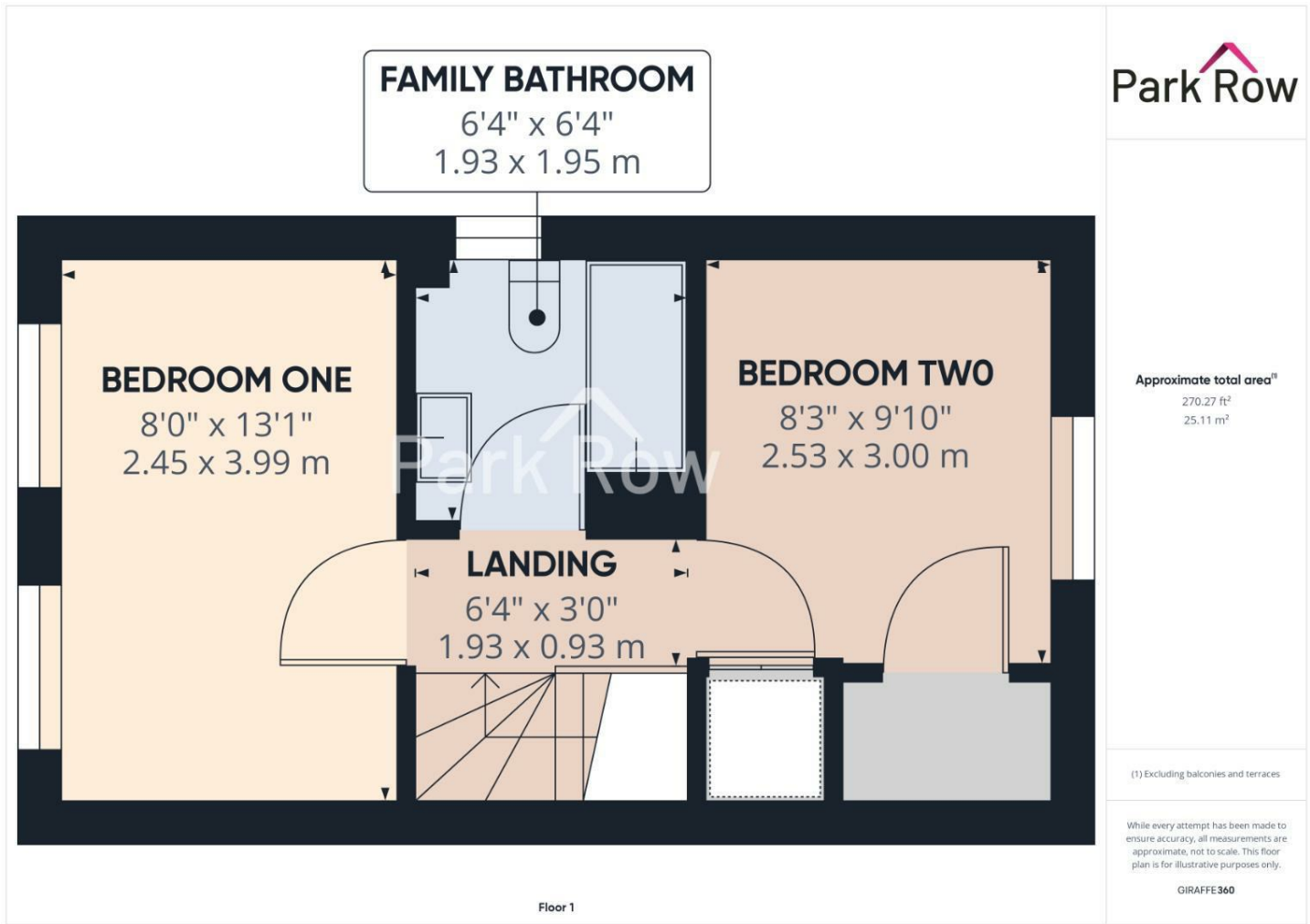
(1) Excluding balconies and terraces

☐ 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.

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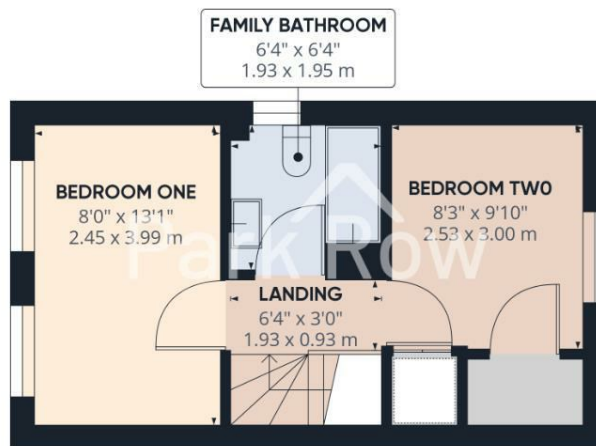
Floor 0







Floor 0



Floor 1

**Park Row**

Approximate total area<sup>(1)</sup>  
574.52 ft<sup>2</sup>  
53.37 m<sup>2</sup>

Reduced headroom  
14.76 ft<sup>2</sup>  
1.37 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.

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