

# Park Row



High Street, South Milford, Leeds, LS25 5AQ

Offers In Excess Of £850,000



**\*\*IMPRESSIVE FULLY RENNOVATED DETACHED PROPERTY\*\*FOUR BEDROOMS ALL WITH BATHROOMS\*\*STUDY\*\*DRIVEWAY WITH SPACE FOR MULTIPLE VEHICLES\*\*MODERN OPEN PLAN KITCHEN/DINING ROOM\*\*LAUNDRY ROOM\*\*HIGH SPECIFICATION THROUGHOUT AND REAL ATTENTION TO DETAIL\*\*BEAUTIFUL REAR GARDEN\*\*SOUGHT AFTER VILLAGE LOCATION\*\*GAMES ROOM\*\***  
Nestled in the charming High Street of South Milford, this stunning detached house is a true gem waiting to be discovered. Boasting 3 reception rooms, 4 bedrooms, and 4 bathrooms, this property offers ample space for comfortable living.

This home exudes modern elegance and has been meticulously renovated to a high specification with great attention to detail. Each of the four bedrooms comes complete with a bathroom, ensuring privacy and convenience for all residents. Additionally, there is a main family bathroom for added comfort.

Entertainment and productivity are at the forefront of this property, featuring a spacious games room and a separate office space. Whether you're looking to unwind with family and friends or focus on work, this house caters to all your needs.

One of the standout features of this property is the impressive driveway, providing parking for multiple vehicles. The beautifully landscaped gardens at the front and rear of the house offer a serene escape from the hustle and bustle of everyday life.

Located in a sought-after village setting, this home is perfect for families looking to settle down in a peaceful yet vibrant community. Don't miss out on the opportunity to make this meticulously designed property your own slice of paradise in South Milford.

**VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01797 681122 TO BOOK A VIEWING! 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS!**



## GROUND FLOOR ACCOMMODATION

### PORCH

Accessed via stone steps from the driveway and includes space for seating, outdoor lighting and access into the property.

### ENTRANCE

Enter through a wooden door with two double glazed windows either side which leads into;

### ENTRANCE HALLWAY



Stairs which lead up to the first floor accommodation with grey and white wooden spindles and a wooden balustrade, cupboard door which leads into storage, two open doorways which lead into the lounge plus the kitchen/dining room, central heating radiator and a further open doorway which leads into;

### STUDY



The space is currently being used as an office and includes; double glazed sash windows to the front elevation, central heating radiator and an internal door which leads into;



### GAMES ROOM

20'11" x 13'8" (6.38 x 4.17)



Previously the garage and is currently used as a games room or could be plenty of other uses and includes; double glazed windows to the rear elevation, two central heating radiators and a double glazed door which leads out to the rear garden.



elevation and two to the side, cast iron wood burning fire stove set within a slate tiled alcove with a wooden beam above, two central heating radiators, vertical central heating radiator, double glazed patio doors which lead out to the rear garden, space for a dining table and chairs plus an open doorway which leads into;



**LOUNGE**  
26'7" x 20'10" (8.11 x 6.37)



Four double glazed sash windows with two to the front



**KITCHEN/DINER**  
22'0" x 15'6" (6.73 x 4.74)



Double glazed window to the rear elevation, wall and base units in a high white gloss finish with stainless steel handles, space for an induction hob range cooker with a granite splashback and an extractor fan over, integral washing machine, one and a half drainer sink set within the worktop with chrome taps over, granite worktops surrounding, island with a built in breakfast bar to the centre with matching white gloss units and a quartz worktop with space for seating, integral wine cooler within the island, integral 'SMEG' dishwasher within the island, space for a freestanding American style fridge freezer, LED spotlights to the ceiling LED lights to the kickboards, central heating radiator, obscure double glazed door which leads out to the rear garden plus a double glazed double door with double glazed windows either side which also leads out to the rear garden.



## FIRST FLOOR ACCOMMODATION

### LANDING

29'2" x 3'11" (8.90 x 1.20)

Two double glazed skylights to the ceiling, loft access, lighting pendant above the stairs, two central heating radiators and internal doors which lead into;

## BEDROOM ONE

21'0" x 13'8" (6.42 x 4.17)



Four double glazed sash windows with two to the side elevation and one to both the front and rear elevation, two central heating radiators and an open doorway which leads into;





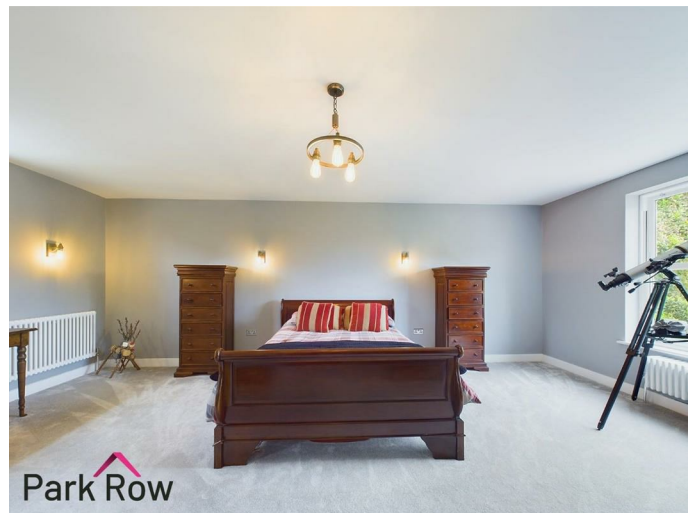
spotlights to the ceiling and an internal door which leads into;

**ENSUITE**  
8'0" x 7'10" (2.45 x 2.41)



Obscure double glazed sash window to the rear elevation and includes a white suite comprising; built in tiled jacuzzi-style bath with chrome taps over and Italian tiled splashback creating a feature wall behind, close coupled w/c, pedestal hand basin with chrome taps over, fully tiled floor to ceiling plus LED spotlights to the ceiling.

**BEDROOM TWO**  
21'1" x 14'3" (6.45 x 4.36)



**WALK IN WARDROBE**



Two double glazed sash windows, one to the front and one to the rear elevations, two central heating radiators and an internal door which leads into;

Full length and width built in wardrobes with wood-effect and mirrored sliding doors with plenty of space for storage,



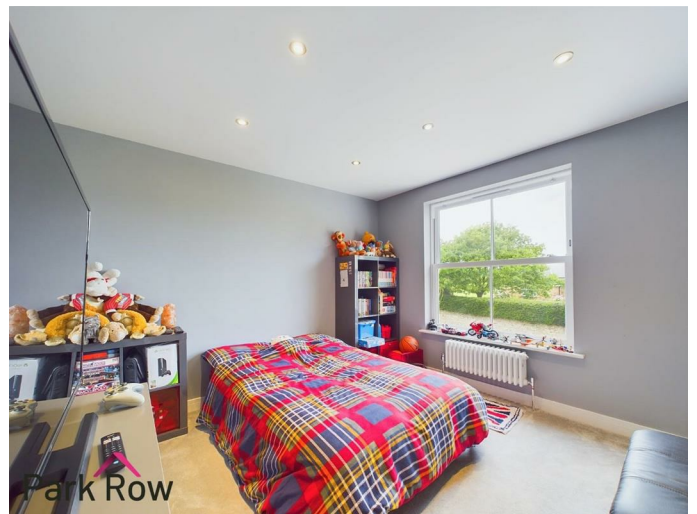
**ENSUITE**  
8'0" x 4'5" (2.46 x 1.35)



Obscure double glazed window to the rear elevation and includes a white suite comprising; fully tiled walk in shower with a mains showerhead above and a glass shower screen, close coupled w/c, hand basin set within a white gloss unit with space for storage, chrome towel radiator, fully tiled floor to ceiling and LED spotlights to the ceiling.



**BEDROOM THREE**  
12'7" x 11'3" (3.84 x 3.43)



Double glazed sash window to the front elevation, central heating radiator and an internal door which leads into;



### JACK & JILL BATHROOM

10'11" x 9'3" (3.33 x 2.83)



Obscure double glazed sash window to the front elevation and includes a white suite comprising; fully tiled walk in shower with a mains showerhead above and a glass shower screen, Jack and Jill hand basin set within a red gloss unit with space for storage, further red gloss wall unit with space for storage, close coupled w/c, chrome towel radiator and an internal door which leads into;



### BEDROOM FOUR

11'2" x 10'11" (3.41 x 3.35)



Double glazed sash window to the front elevation and a central heating radiator.

### FAMILY BATHROOM

11'3" x 8'10" (3.43 x 2.70)



Two obscure double glazed windows to the rear elevation and includes a white suite comprising; freestanding bath with freestanding chrome taps over, hand basin set within white wooden units with space for storage and a roll-edge laminate worktop for further shelf storage, fully tiled walk in shower with a mains shower head and a glass shower screen, fully tiled floor to ceiling surrounding, LED spotlights to the ceiling and a white vertical towel radiator.



### LAUNDRY ROOM

8'0" x 7'1" (2.45 x 2.16)

Space for a dryer, single drainer sink with chrome taps over set within a white wooden units with storage, space and plumbing for a washing machine, spotlights and extractor fan to the ceiling, also houses the water tank and is a fantastic space for storage.

### EXTERIOR

#### FRONT



To the front of the property you gain access via a graveled horse shoe driveway with space for multiple vehicles which leads to the entrance and down the side of the property, stone built dwarf wall to the front filled with plenty of mature bushes and shrubbery, access to the porch up stone built steps, various other borders filled with further bushes and trees plus the rest is mainly lawn.





## REAR



Accessed from the right hand side of the property from the front or through the patio doors in the lounge, double doors in the kitchen or through both doors in the games room/kitchen where you will step out onto; a paved pathway which leads to a paved patio area with space for outdoor seating, curved stone built dwarf wall border to the bottom filled with mature trees and bushes, border filled with further shrubbery to the left hand side, perimeter hedging to both sides, outside lighting, wooden fencing to the rear and the rest is mainly lawn.

## SIDE



The side of the property is open and leads through to the rear garden.



### 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: Oil Tank

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, 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.





**Approximate total area<sup>(1)</sup>**  
1410.06 ft<sup>2</sup>  
131 m<sup>2</sup>

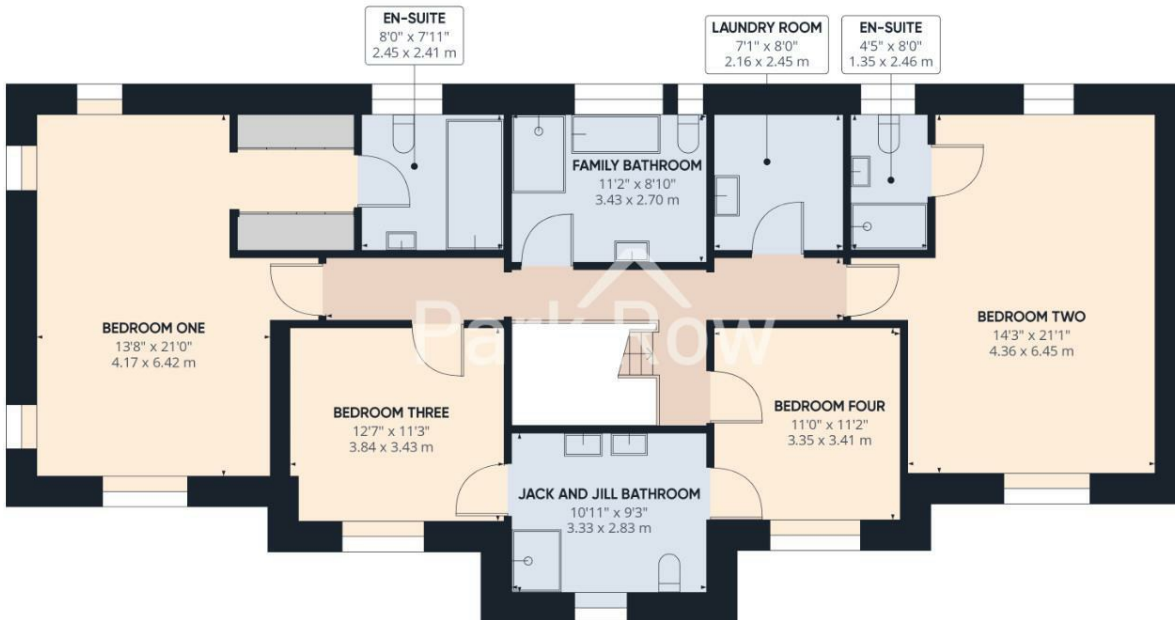
(1) Excluding balconies and terraces

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

Floor 0





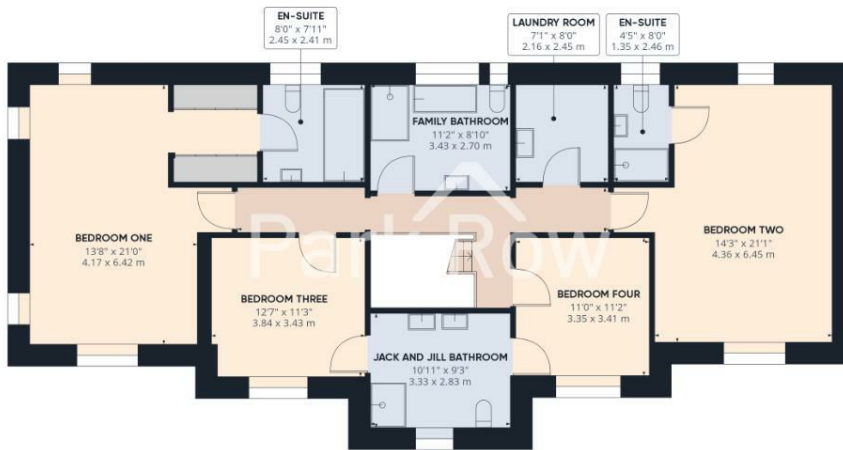
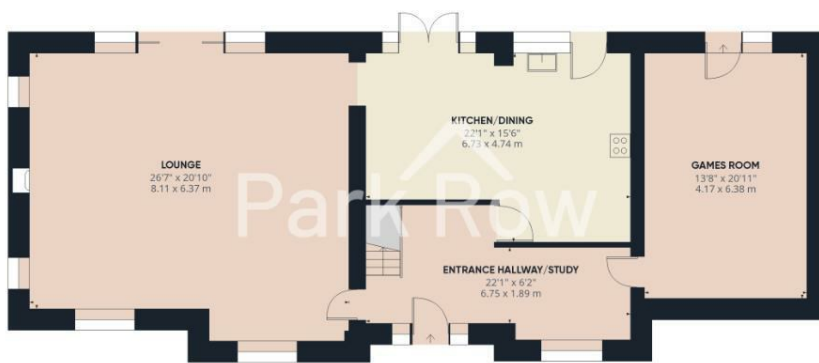
Approximate total area<sup>(1)</sup>  
1399.82 ft<sup>2</sup>  
130.05 m<sup>2</sup>

(1) 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

Floor 1



**Park Row**

Approximate total area<sup>n</sup>  
 2809.88 ft<sup>2</sup>  
 261.05 m<sup>2</sup>

(1) Excluding balconies and terraces

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GIRAFFE360

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