Park Row

The proactive estate agent

High Street, South Milford, Leeds, LS25 5AQ

£750,000

5 3 3 D

Substantial detached home / Three bedroom main residence / Self contained two - bedroom annex / Extensive established gardens / Double garage / Ample parking / 2158 sqft

Viewing is essential to fully appreciate the property on offer. Call us on 01977 681122 to book a viewing. We're open until 5.30pm Monday to Friday and until 1pm Saturday.

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INTRODUCTION

An exceptional and highly versatile detached home offering a three-bedroom main residence together with a self-contained two-bedroom annex, providing an impressive 2,158 sq ft of accommodation.

The unique configuration provides considerable flexibility and is particularly suited to multigenerational living, an elderly or dependent relative, older children seeking a degree of independence, visiting family and guests, or purchasers requiring additional space for working from home.

Nestled in the charming village of South Milford, Leeds, this impressive detached family home offers a perfect blend of space, comfort, and modern living.

The main house has two reception rooms - a spacious lounge and a cosy snug which offers a retreat for relaxation. The ground floor benefits from an L-shaped kitchen diner with a rear lobby. The first floor has three bedrooms, one with an ensuite bathroom, a shower room and an office with full fibre internet access. A door from the office leads directly into the integrated annex at the first floor level.

The self contained annex benefits from a kitchen diner, lounge, downstairs WC, two further bedrooms and a bathroom.

Both the main house and the self contained annex have separate front doors, accessed from the block paved courtyard leading from High Street. They both also have access to the extensive rear garden.

The exterior of the property is equally impressive, featuring a spectacular rear garden that serves as a tranquil oasis for outdoor enjoyment. The detached double garage, and off-street parking for multiple vehicles, adds to the convenience of this delightful home.

Situated in the sought-after village of South Milford, this property is not only a beautiful residence but also a wonderful community to be part of. With its blend of modern amenities and charming village life, this home is a rare find that promises to meet all your family's needs. Don't miss the opportunity to make this stunning property your own.

ONE HOME - SO MANY POSSIBILITIES

MULTIGENERATIONAL LIVING

Live together whilst retaining separate living areas and a degree of independence.

DEPENDENT RELATIVE

The self-contained accommodation could provide a comfortable solution for one or two elderly or dependent relatives whilst keeping them close to family.

OLDER CHILDREN

Ideal for adult children who want their own kitchen, living space and bedrooms whilst remaining close to the family home.

WORKING FROM HOME

Additional accommodation and office space providing flexibility for those working from home.

POTENTIAL ADDITIONAL INCOME

The self-contained nature of the annex accommodation may also appeal to purchasers looking for the potential to generate an additional income stream, subject to their intended use and any necessary permissions or requirements.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a black composite door with a double glazed obscure window above which leads into;

PORCH

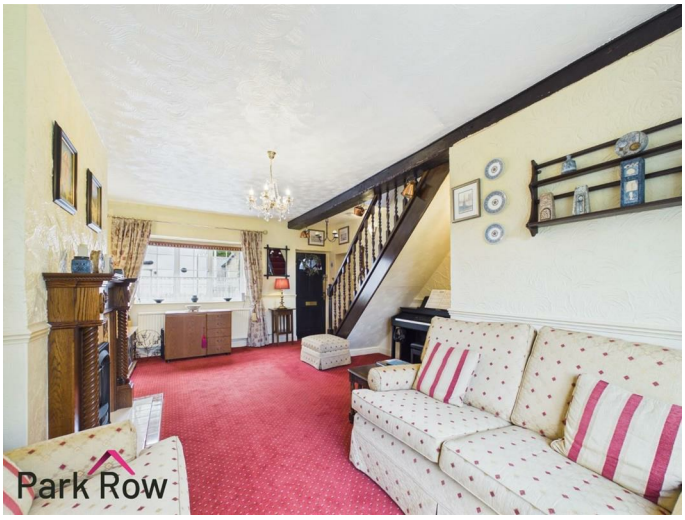
2'7" x 7'7" (0.81m x 2.32m)

Two circular single glazed obscure windows to each side elevations, exposed stone walls, tiled flooring and a black wooden door with a glazed obscure window within which leads into;

LOUNGE

(6'9" x 10'2") + (12'10" x 16'2") ((2.06m x 3.10m) + (3.91m x 4.93m))

A double glazed window to the front elevation, two circular double glazed obscure windows to the side elevation, two central heating radiators, a gas fire set within a traditional fireplace with decorative tiling and a wooden surround, stairs which lead up to the first floor accommodation and double glazed French doors which lead out to the rear garden.



SNUG/SITTING ROOM
12'8" x 12'0" (3.87m x 3.67m)

A double glazed window to the front elevation, central heating radiator and an exposed stone archway which leads through to;

KITCHEN/DINING ROOM
(19'4" x 8'7") + (6'2" x 13'0") ((5.89m x 2.62m) + (1.88m x 3.96m))

A double glazed window to the front elevation, two double glazed windows to the rear elevation, two central heating radiators, cream wooden shaker-style wall and base units, speckled round edge Duropal high pressure laminate worktop, white ceramic drainer sink with a chrome mixer tap over, integrated dishwasher, integrated full size refrigerator, space for a freestanding range cooker, space for a dryer, space and plumbing for a washing machine, space for a free standing fridge/freezer, tiled back splash, tiled flooring and a wooden door with glazed obscure glass around which leads into;

REAR LOBBY

5'4" x 3'7" (1.65m x 1.11m)

Tiled flooring, shelving and a black composite stable door which leads out to the rear garden.

FIRST FLOOR ACCOMMODATION

LANDING AND CORRIDOR

(5'6" x 9'1") + (2'7" x 13'8") ((1.69m x 2.79m) + (0.81m x 4.19m))

A double glazed arched window to the rear elevation, loft access and internal doors which lead into;

BEDROOM ONE

11'10" x 11'8" (3.61m x 3.56m)

A double glazed window to the front elevation, built in cream wooden shaker-style wardrobes, a central heating radiator and a door which leads into;

EN-SUITE
7'2" x 7'9" (2.20m x 2.37m)

A double glazed window to the rear elevation and includes a cream suite comprising; a close coupled w/c with a concealed cistern and a push button flush set within a cream wooden unit with space for storage, a hand basin with chrome mixer tap over, set within a matching cream wooden unit with space for storage, a curved panel path with a mains shower over and a glass shower screen, LED spotlights to the ceiling, fully tiled walls, with a coloured band that matches the Corian worktops and a chrome heated towel rail.

BEDROOM TWO
11'5" x 12'1" (3.49m x 3.70m)

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

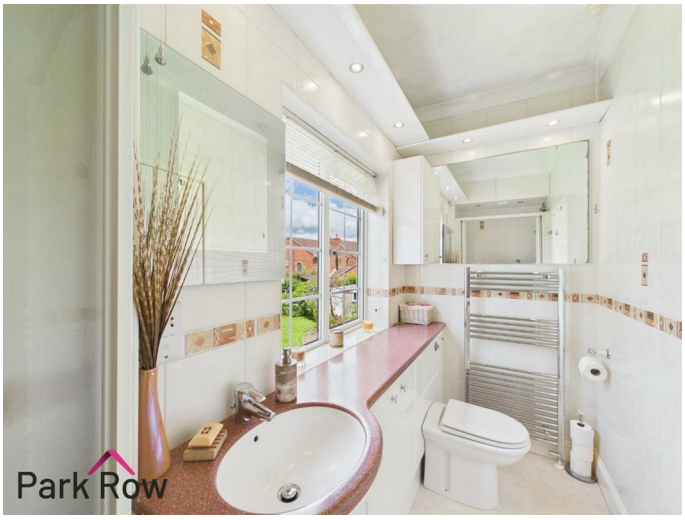
BEDROOM THREE
11'7" x 8'5" (3.55m x 2.57m)

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

OFFICE/BEDROOM SIX
7'1" x 8'6" (2.17m x 2.61m)

A double glazed window to the rear elevation, a central heating radiator and a door which leads into the first floor of the annex.

SHOWER ROOM
4'1" x 9'4" (1.27m x 2.87m)



A double glazed window to the rear elevation and includes a cream suite comprising; a close coupled w/c with a concealed cistern and a push button flush together with a hand basin with chrome taps over set within the same cream wooden unit with space for storage, a fully tiled mains shower with a glass shower screen, LED spotlights to the ceiling, fully tiled walls, with a coloured band and matching Corian worktop and a chrome heated towel rail.

SECOND FLOOR ACCOMMODATION

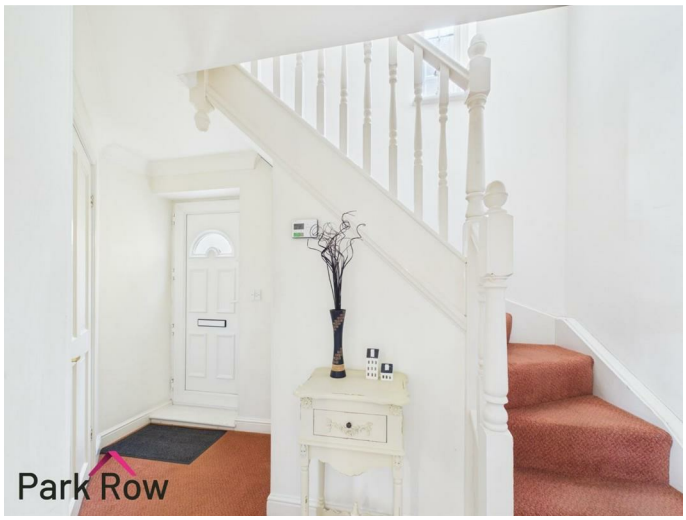
LOFT
14'7" x 8'5" (4.45m x 2.57m)

A double glazed window to the side elevation, carpeted space for storage, houses the gas storage combination boiler and an internal door which leads into the remaining loft space with further boarded space for storage.

INTEGRATED ANNEX

ENTRANCE
The integrated annex can be accessed at first floor level via the internal door in the office/ bedroom four, or through its own private door, on the left hand side of the property where you will enter at ground floor level through uPVC door with a glazed panel within.

GROUND FLOOR ENTRANCE HALLWAY
6'0" x 5'1" (1.84m x 1.56m)



A central heating radiator, a door which leads into a cupboard with space for storage, stairs which lead up to the first floor accommodation and further internal doors which lead into;

W/C
4'3" x 3'11" (1.31m x 1.20m)

A double glazed obscure window to the side elevation and includes; a central heating radiator, a hand basin with a chrome mixer tap over, set within a cream wooden unit with space for storage, a close coupled w/c and fully tiled walls.

KITCHEN AND LIVING ROOM
24'3" x 12'2" (7.40m x 3.72m)

The kitchen has a double glazed window to the side elevation, cream gloss wall and base units surrounding, space for a freestanding cooker with a built in extractor fan over, space and plumbing for a washing machine, one and a half drainer sink with chrome mixer taps over, tiled backsplash to the worktop and a central heating radiator. The kitchen units also include an integrated freezer and integrated refrigerator.

The living room has two double glazed windows to the rear elevation, a gas fire set within a fireplace with a tiled hearth and a pale stone surround, two central heating radiators and a uPVC door with a double glazed panel within which leads into the rear porch.

REAR PORCH
8'7" x 3'2" (2.62m x 0.98m)

Double glazed windows to all elevations, space for a dryer

and a white uPVC door with a double glazed window within which leads out to the rear garden.

FIRST FLOOR ACCOMMODATION

LANDING
18'2" x 2'9" (5.55m x 0.85m)

A double glazed window to the front elevation, one double glazed window to the side elevation and internal doors which lead into;

BEDROOM ONE OF ANNEX
12'2" x 12'3" (3.71m x 3.75m)

A double glazed window to the side elevation, a double glazed window to the rear elevation and a central heating radiator.

BEDROOM TWO OF ANNEX
7'10" x 9'1" (2.39m x 2.77m)

A double glazed window to the side elevation, an internal glazed window which looks out onto the landing and a central heating radiator.

BATHROOM
6'10" x 9'1" (2.09m x 2.77m)

A double glazed window to the side elevation and includes a cream suite comprising; a close coupled w/c with a concealed cistern and push button flush together with a hand basin with a chrome mixer tap over, set within the same cream shaker-style wooden unit with space for storage, a panel bath with a chrome mixer taps over, a fully tiled mains shower with a glass shower screen, LED spotlights to the ceiling, a chrome heated towel rail and tiled walls.

EXTERIOR

FRONT

To the front of the property there are black metal vehicular gates which lead onto the block paved driveway, access into the entrance door, a paved pathway which leads down the left hand side of the property giving access to the integrated annex. The block paved courtyard leads down the right hand side of the property to the property's private driveway with space for parking, access into the double garages and a pedestrian gate which leads into the rear garden.

REAR

A true highlight of the property, this spectacular rear garden offers a private oasis tucked away from the outside world. Exceptionally spacious and beautifully established, it is enveloped by an abundance of lush greenery, including mature trees, flowering shrubs and well-stocked planting that create a tranquil and picturesque setting. Thoughtfully designed with a variety of areas for outdoor seating and entertaining, the garden provides the perfect backdrop for both peaceful relaxation and hosting family and friends. Complemented by a cabin and useful outbuildings offering ample storage, this enchanting outdoor space is a rare retreat to be enjoyed throughout the seasons.

The rear garden is accessed via the gate at the front of the property, the doors in the garage, the door in the rear lobby and the door in the rear porch where you will step out onto; a spacious paved area with space for outdoor seating, various borders filled with a mixture of bushes/trees and shrubbery, a paved area to the rear of the annex with more space for outdoor seating, an arch which leads through to a further section of the garden, steps leading up to a summer house,

hardstanding with a greenhouse, a paved pathway which leads to the multiple outbuildings with space for outdoor storage, a further arch which leads through to a further section of the garden with more borders filled with established plants/trees and bushes and the rest of the garden is laid to lawn.

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OUTBUILDINGS

Four old breeze block outbuildings (each with a wooden door) with glazed windows to the front elevation and space for storage.

There is a space between the fourth outbuilding and the garden's boundary walls containing two large compost bins and a hot compost bin.

DOUBLE GARAGE

19'5" x 20'3" (5.93m x 6.18m)

Accessed via the block paved driveway via two white up and over doors and includes; lighting, power, a door which leads into the rear garden and space for storage or parking for two cars.

AERIAL PHOTO

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.

MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains
Gas: Mains
Sewerage: Mains
Water: Mains

Broadband: Fibre (FTTP) (A mesh network provides internet access across the main house and annex.)
Mobile: 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.

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

Mon - Fri 9.00am to 5.30pm
Saturday - 9.00am to 1pm
Sunday - CLOSED

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SHERBURN IN ELMET - 01977 681122
SELBY - 01757 241124
GOOLE - 01405 761199
PONTEFRACT & CASTLEFORD - 01977 791133

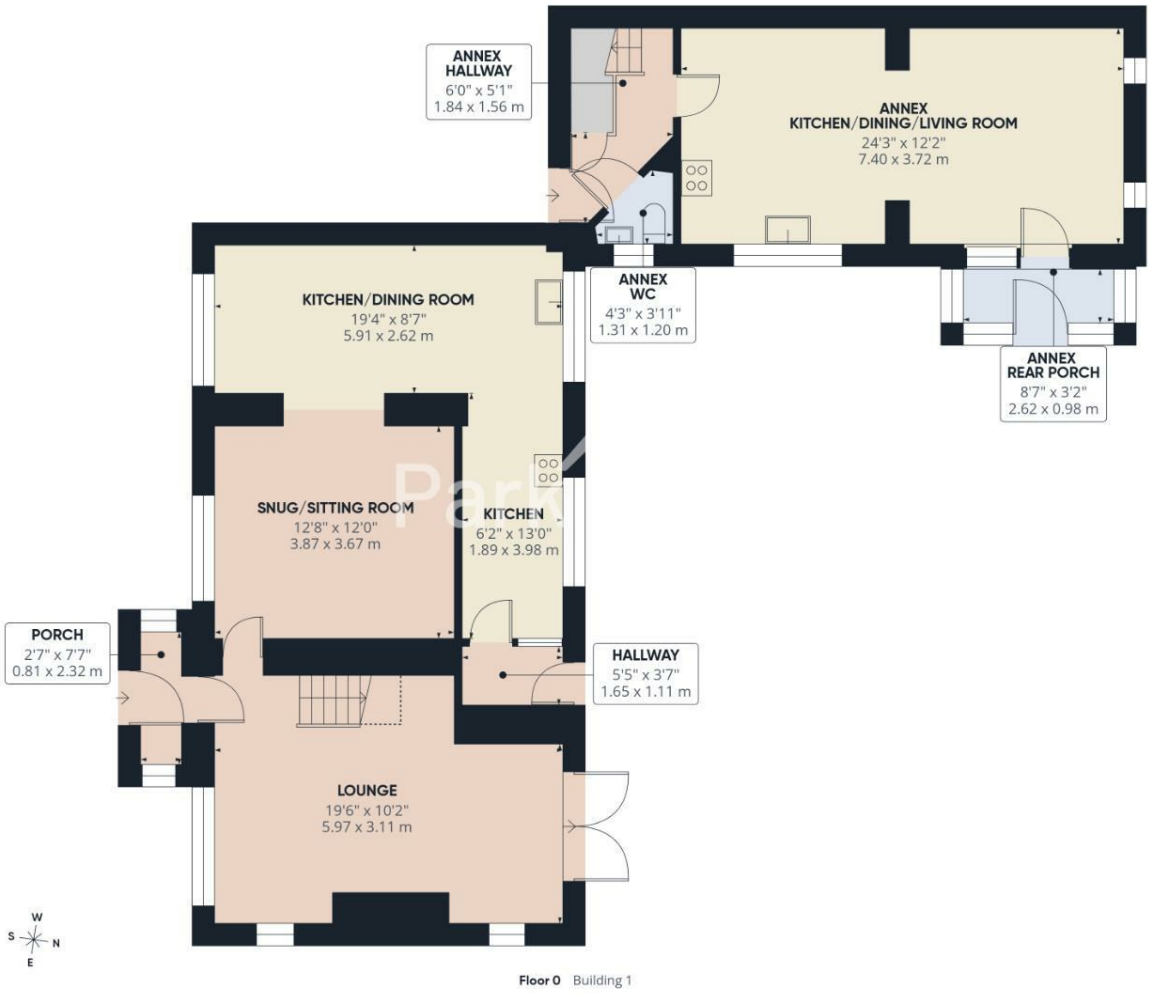
TENURE AND COUNCIL TAX

Tenure: Freehold
Local Authority: North Yorkshire Council
Tax Banding: E

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.

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 area(1)

1073 ft²

99.7 m²

Reduced headroom

13 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1 Building 1

Park Row

Approximate total area(1)

968 ft²

89.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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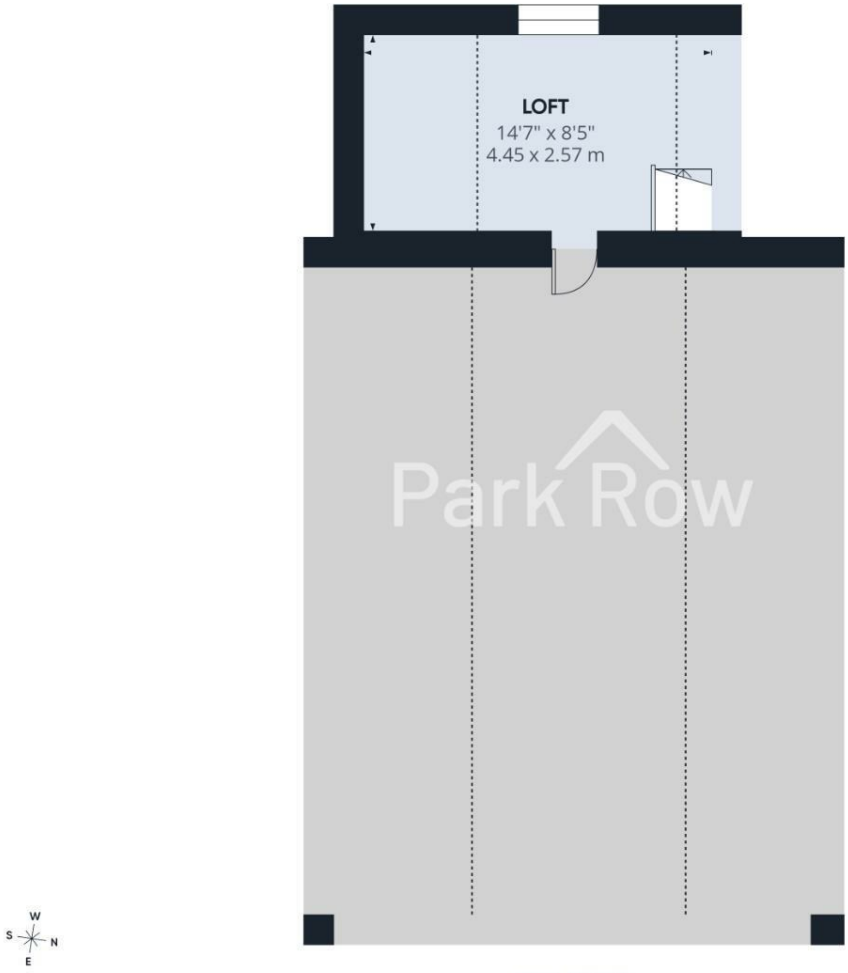

Floor 2 Building 1

Park Row

Approximate total area(1)

117 ft²

10.9 m²

Reduced headroom

48 ft²

4.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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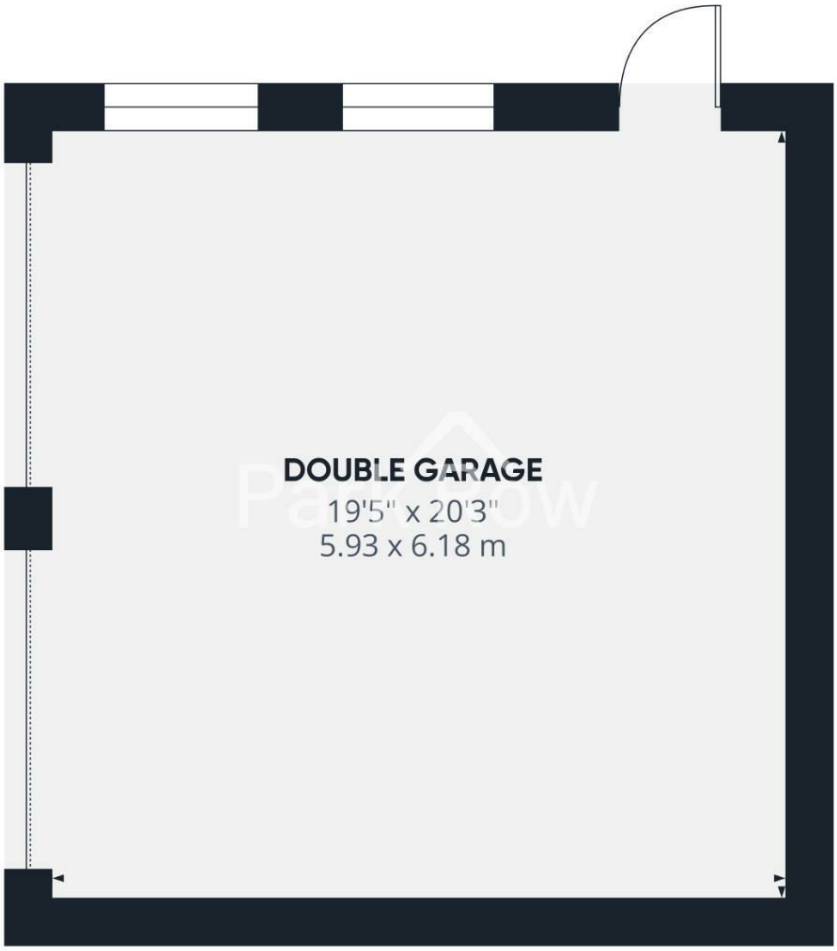

Floor 0 Building 4

Park Row

Approximate total area(1)

396 ft²

36.8 m²

(1) Excluding balconies and terraces

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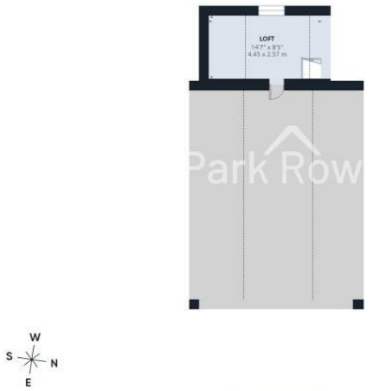
Floor 0 Building 1

Floor 1 Building 1



Floor 2 Building 1

Park Row

Approximate total area(1)

2158 ft²

200.5 m²

Reduced headroom

61 ft²

5.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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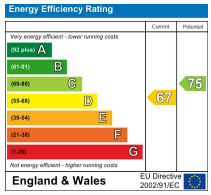

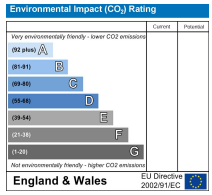

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