Park Row

The proactive estate agent

The Haywain, South Milford, Leeds, LS25 5GE

£240,000

3 1 1 C

END TERRACE HOMETHREE BEDROOMS**DOWNSTAIRS W/C**EN-SUITE**ENCLOSED REAR GARDEN**GARAGE**IN SOUGHT AFTER VILLAGE OF SOUTH MILFORD**GREAT FOR FIRST TIME BUYER**

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 FRIDAYS and until 1PM SATURDAYS!

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INTRODUCTION

Welcome to The Haywain, a charming end terrace home located in the sought-after village of South Milford, Leeds. This delightful property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space. The home features a comfortable reception room, perfect for relaxing or entertaining guests.

One of the standout features of this property is the convenient downstairs w/c, along with an en-suite bathroom, providing added privacy and comfort for the occupants. The total living space spans an impressive 912 square feet, ensuring ample room for everyday living.

Step outside to discover an enclosed rear garden, a lovely space for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the property includes a garage, offering practicality and ease for your daily commute.

Situated in the picturesque village of South Milford, this home is well-positioned to enjoy local amenities and the tranquil surroundings of the area. With its blend of comfort, convenience, and charm, The Haywain presents an excellent opportunity for those looking to settle in a welcoming community. Don't miss your chance to make this lovely house your new home.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a white composite door with a double glazed obscure window within which leads into;

HALLWAY

13'3" x 3'3" (4.04 x 1.01)

Central heating radiator, stairs which lead up to the first floor accommodation and internal doors which lead into;

W/C

5'10" x 2'9" (1.80 x 0.86)

Double glazed obscure window to the front elevation, central heating radiator, white vanity unit with hand wash basin and chrome taps over, tiled back splash and a close-coupled w/c.

LOUNGE

16'0" x 9'8" (4.90 x 2.97)

Double glazed window to the front elevation, central heating radiator and double doors with glazed windows within which lead into;

KITCHEN/DINING ROOM
9'4" x 16'7" (2.87 x 5.06)

Double glazed window to the rear elevation, central heating radiator, wooden base and wall units, stainless steel drainer sink with a chrome tap over, four ring gas hob with a built in extractor fan over, tiled back splash, integrated oven, space and plumbing for a free standing washing machine, space and electric for a free standing fridge/freezer, under stairs cupboard with space for storage and a double glazed door which leads out to the rear garden.

FIRST FLOOR ACCOMMODATION

LANDING
9'9" x 3'1" (2.98 x 0.94)

Cupboard with space for storage and internal doors which lead into;

BEDROOM ONE
11'6" x 9'10" (3.53 x 3.02)

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

EN-SUITE
4'5" x 6'8" (1.37 x 2.04)

Double glazed obscure window to the side elevation and includes; central heating radiator, pedestal hand basin with a chrome tap over, close-coupled w/c and a fully tiled mains shower with a glass shower screen.

BEDROOM TWO
11'4" x 9'10" (3.46 x 3.00)

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

BEDROOM THREE
9'6" x 6'4" (2.90 x 1.95)

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

BATHROOM
6'2" x 7'4" (1.88 x 2.25)

Double glazed obscure window to the front elevation, central heating radiator, vanity unit with integrated hand basin and a chrome tap over, tiled back splash, close-coupled w/c, fully tiled bath with mains shower over.

EXTERIOR

FRONT

To the front of the property there is a paved pathway which leads to the entrance door and down the side of the property to the garage, a decorative stone and wood chip boarder, lawn area, further wood chip area and a wooden gate which leads into the rear garden.

REAR

Accessed via the door in the kitchen or the gate at the side of the property where you will step out onto; a paved patio area with space for seating, decorative stone boarder, wooden fencing to all sides and the rest is lawn.

GARAGE
17'3" x 9'1" (5.27 x 2.78)

Accessed via the half driveway in front through a white up

and over door and includes; space for storage, power and lighting.

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/Metered

Broadband: Fibre (FTTP)
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

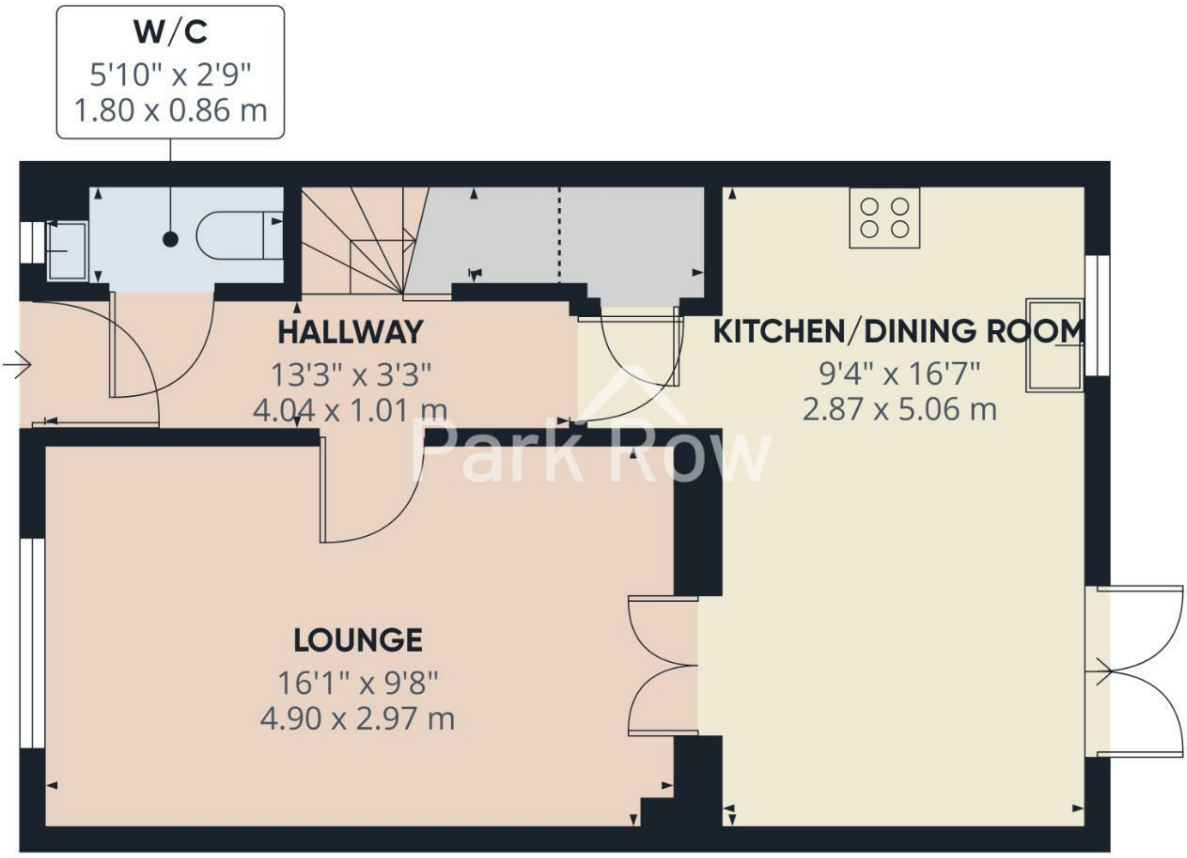
TENURE AND COUNCIL TAX

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

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.



Floor 0 Building 1

Park Row

Approximate total area(1)
417 ft²
38.8 m²

Reduced headroom
6 ft²
0.5 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.

GIRAFFE360

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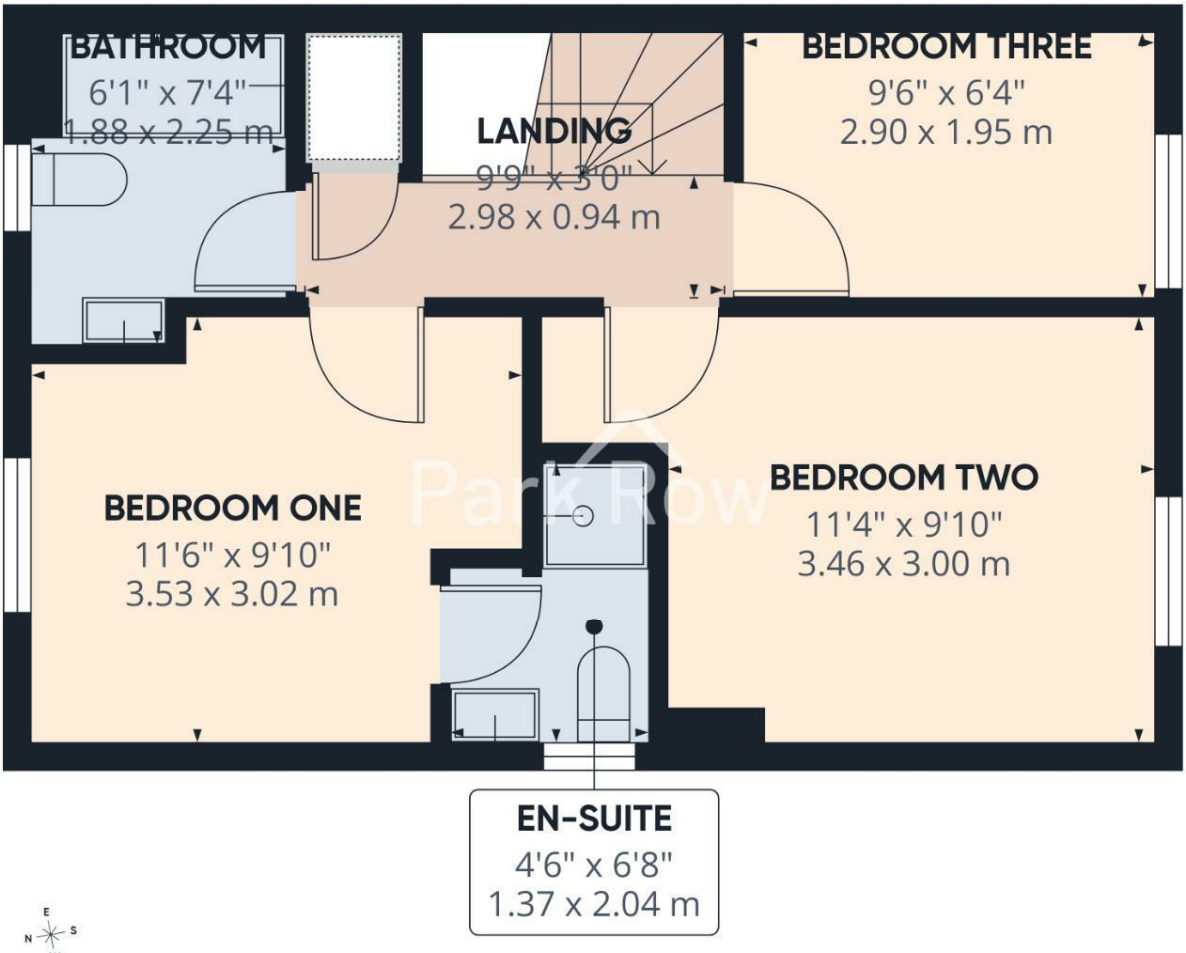

Floor 1 Building 1

Park Row

Approximate total area(1)

379 ft²

35.3 m²

(1) Excluding balconies and terraces

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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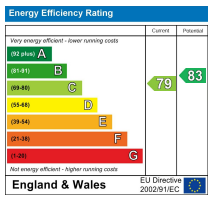

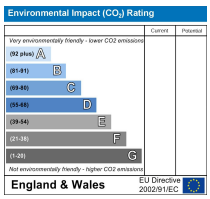

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