

# Park Row



**Ash Court, Kippax, Leeds, LS25 7AA**

**Offers Over £350,000**



**\*\* CHOOSE YOUR KITCHEN, BATHROOMS & FLOORING \*\* GATED DEVELOPMENT \*\* SOUTH FACING REAR GARDEN \*\*** Amazing opportunity to create your dream home by choosing your own Kitchen, Bathrooms and Flooring. This property briefly comprises: Entrance Hall, Ground Floor w.c, Lounge, Kitchen and Utility. To the First Floor are two bedrooms, En-Suite and Bathroom. To the Second Floor are a further two bedrooms; one having a Dressing Room and the other with En-Suite. Externally, the property benefits from a South facing rear garden and off street parking to the front. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS SPECTACULAR FAMILY HOME. RING 7 DAYS A WEEK TO ARRANGE A VIEWING. WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS.**



## GROUND FLOOR ACCOMMODATION

### Entrance Hall

#### Ground Floor w.c

5'10" x 3'11" (1.80m x 1.20m)

#### Lounge

18'0" x 14'9" (5.50m x 4.50m)

#### Kitchen

15'1" x 10'9" (4.60m x 3.30m)

#### Utility

6'6" x 5'6" (2.00m x 1.70m)

## FIRST FLOOR ACCOMMODATION

### Landing

#### Bedroom

14'1" x 11'5" (4.30m x 3.50m)

#### En-Suite

8'6" x 6'6" (2.60m x 2.00m)

#### Bedroom

15'8" x 11'5" (4.80m x 3.50m)

#### Bathroom

9'6" x 6'6" (2.90m x 2.00m)

## FIRST FLOOR ACCOMMODATION

#### Bedroom

11'5" x 9'10" ( 3.50m x 3.00m)

#### Dressing Room

6'6" x 5'2" (2.00m x 1.60m)

#### Bedroom

11'5" x 9'6" (3.50m x 2.90m)

#### En-Suite

6'6" x 3'11" (2.00m x 1.20m)

## EXTERIOR- Front

Storm porch. 'Indian' stone flagged pathway with Astroturf garden sections. Communal parking area accessed by wrought iron and timber gates.

## Rear

The garden is laid to lawn and the boundaries are defined by timber fence and timber posts.

## TENURE, LOCAL AUTHORITY & TAX BANDING

Tenure: Freehold

Local Authority: Leeds Council

Tax Banding: D

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.

## UTILITIES, BROADBAND & MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains

Broadband: Fibre (FTTP Ultrafast)

Mobile: 5G (O2, Lycamobile, EE)

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 & 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, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

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

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

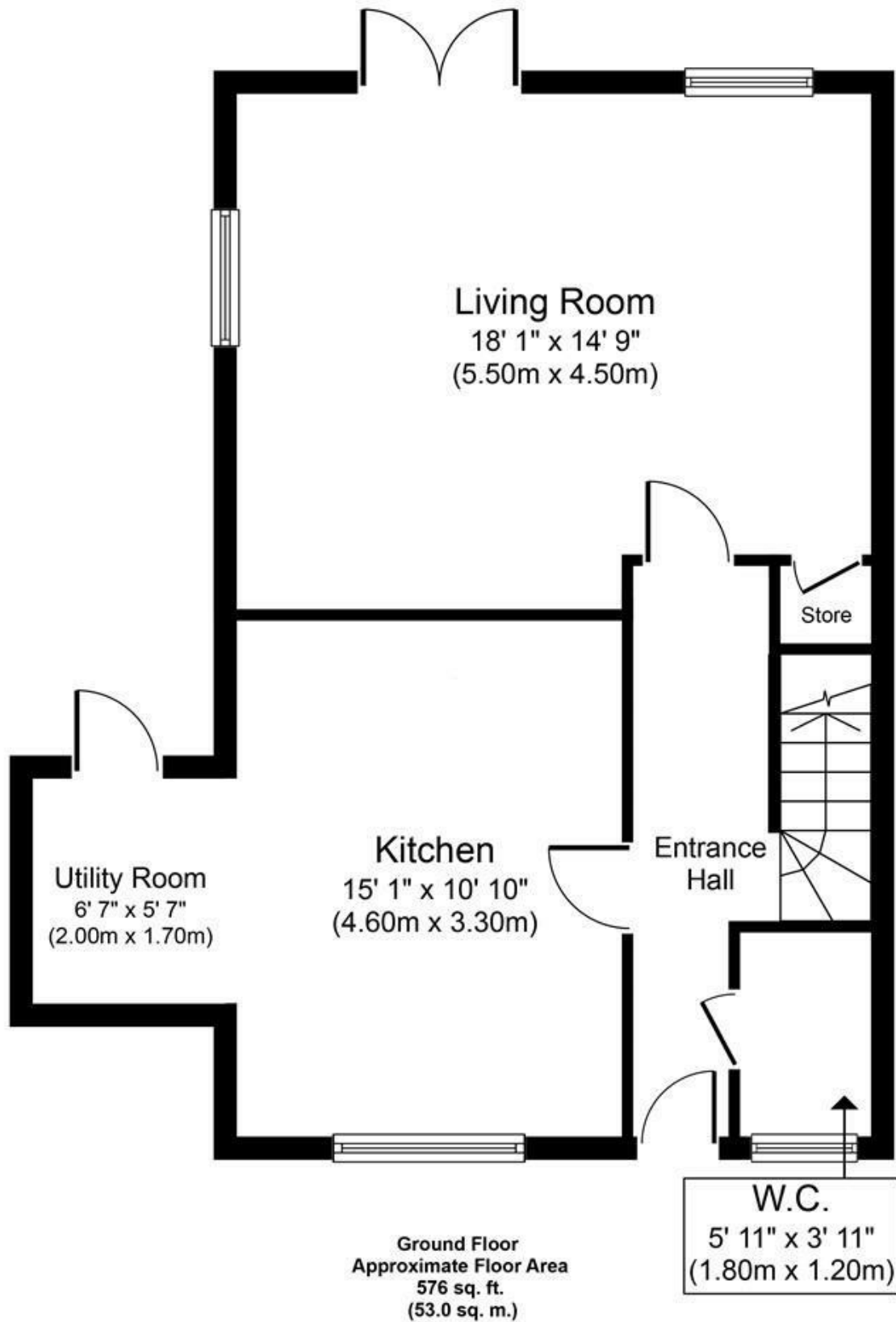
CASTLEFORD - 01977 558480

## **VIEWINGS**

Strictly by appointment with the sole agents.

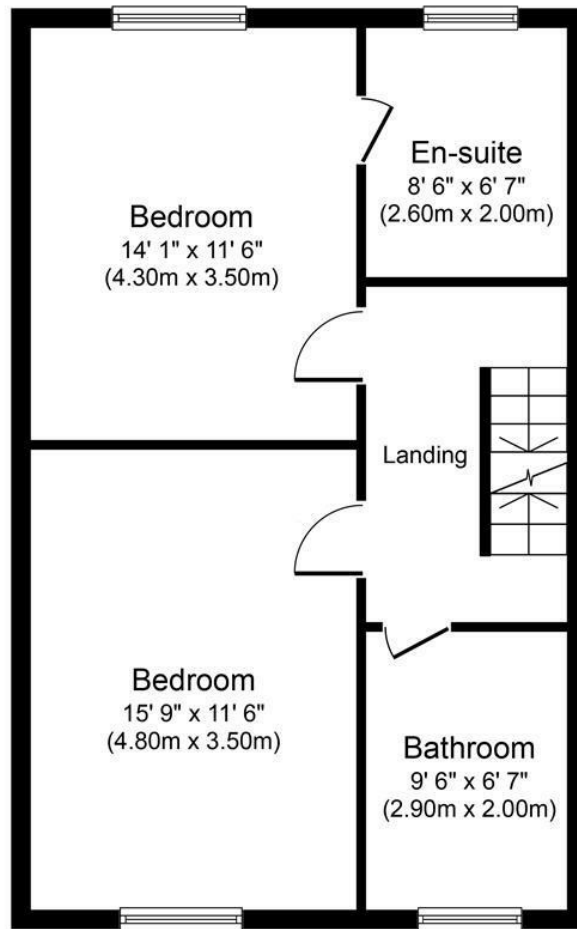
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2024 | [www.houseviz.com](http://www.houseviz.com)



**First Floor**  
**Approximate Floor Area**  
**539 sq. ft.**  
**(50.0 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Copyright V360 Ltd 2024 | www.houseviz.com

**T** 01977 791133  
**W** www.parkrow.co.uk

18 Cornmarket, Pontefract, West Yorkshire, WF8 1BJ  
 pontefract@parkrow.co.uk

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
92-100 (A)			92-100 (A)		
81-91 (B)			81-91 (B)		
69-80 (C)			69-80 (C)		
55-68 (D)			55-68 (D)		
39-54 (E)			39-54 (E)		
21-38 (F)			21-38 (F)		
1-20 (G)			1-20 (G)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	