

# Park Row



**Smeaton Grove, Swillington, Leeds, LS26 8QL**

**Offers Over £220,000**



**\*\*ENCLOSED REAR GARDEN\*\*CONSERVATORY\*\*NO ONWARDS CHAIN\*\*** Situated in Swillington, this semi-detached property briefly comprises: Hall, Lounge, Kitchen Diner, Dining Room/Bedroom Five and Conservatory. To the First Floor are three bedrooms and a Bathroom. To the Second Floor is a further bedroom and Shower Room. Externally, the property has off street parking to the front and an enclosed rear garden. Option for all contents / furniture to be included (subject to negotiation). **VIEWING IS RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK 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

UPVC door with top section having two double glazed frosted panels to side elevation leading into:

### Entrance Hall

8'9" x 2'11" (2.69m x 0.90m)



Central heating radiator, wood flooring and stairs leading to First Floor Accommodation with handrail. Doors leading off.

### Lounge

13'6" x 12'7" (4.12m x 3.85m)



UPVC double glazed window to front elevation, central heating radiator, television and telephone points and wood flooring.



### Kitchen Diner

18'5" x 7'11" (5.63m x 2.42m)



Range of white fronted base and wall units. Single bowl stainless steel sink and drainer with chrome mixer tap over set into marble effect laminate work surface with tiled splashback. Integral appliances include electric oven and four ring ceramic induction hob and electric extractor fan over benefiting from downlighting. Plumbing for washing machine and dishwasher. Further extractor fan, tiled flooring and central heating radiator. Three uPVC double glazed windows and uPVC door with top section having double glazed frosted panel to rear elevation leading into:



side elevation, uPVC double glazed units to side and rear elevation, polycarbonate roof and wood effect flooring.

**Dining Room / Bedroom Five**  
10'1" 8'10" (3.08m 2.71m)



UPVC double glazed window to front elevation, central heating radiator and wood flooring.



**Conservatory**  
8'5" x 7'1" (2.57m x 2.18m)



UPVC door with top section having double glazed panel to



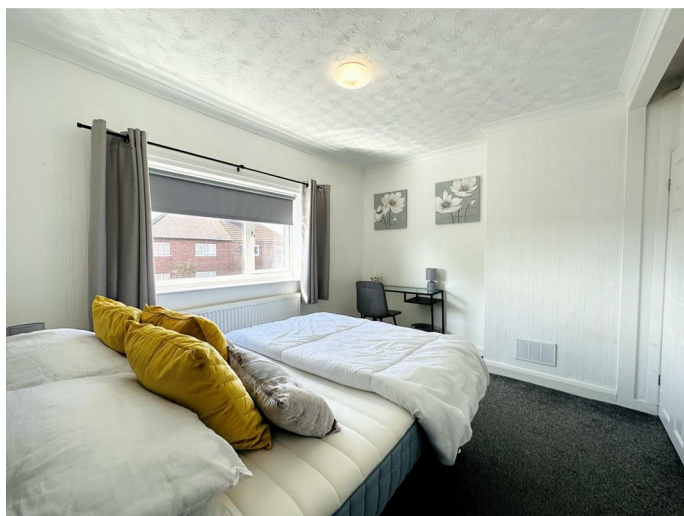
**FIRST FLOOR ACCOMMODATION**

**Landing**

UPVC double glazed window to rear elevation, balustrade and turned spindles and stairs leading to Second Floor Accommodation. Doors leading off.

### Bedroom Two

12'2" x 11'8" (3.73m x 3.57m)



Fitted wardrobes with white doors and handles, storage alcove, uPVC double glazed window to front elevation and central heating radiator.

### Bedroom Three

10'5" x 8'11" (3.20m x 2.72m)



UPVC double glazed window to rear elevation, central heating radiator and wood effect flooring.

### Bedroom Four

9'11" x 8'11" (3.04m x 2.73m)



UPVC double glazed window to front elevation and central heating radiator.



### Bedroom One

16'11" x 11'1" (5.16m x 3.40m)



### Bathroom

8'9" x 4'10" (2.68m x 1.48m)



White panel bath with chrome mixer tap, chrome shower and further fixed head shower over and chrome trimmed shower screen. White low flush w.c with chrome fittings. White wash hand basin with chrome mixer tap over set into high gloss vanity with chrome handles and illuminated mirror over. UPVC double glazed frosted window to rear elevation, extractor fan and chrome heated towel rail. Wood effect tiled flooring and the room is tiled to ceiling height.

Two timber framed double glazed 'Velux' skylight windows with built-in blinds to front elevation, uPVC double glazed window to rear elevation and central heating radiator. Door into storage cupboard housing 'Ideal' central heating boiler.



## SECOND FLOOR ACCOMMODATION

### Landing

UPVC double glazed window to side elevation and doors leading off.

## Shower Room

8'7" x 5'8" (2.64m x 1.74m)



Walk-in shower cubicle with chrome shower over and chrome trimmed shower screen. White low flush w.c with chrome fittings. White wash hand basin with chrome mixer tap over set into white vanity unit with illuminated mirror over. Extractor fan, uPVC double glazed frosted window to rear elevation and chrome heated towel rail. The room is tiled on all walls to ceiling height as well as floor.

## EXTERNAL

### Front



Tarmacked off street parking for several vehicles, decorative herringbone brick blocked pathway and boundaries defined by timber fence and timber posts.

### Rear



Floodlight on PIR sensor, outside tap and outside electrical points. Flagged patio area, timber sleeper borders and decorative stoned patio area with herbaceous borders. Fully enclosed with boundaries defined by timber fence, timber posts and wall.



## 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.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold  
Local Authority: Leeds City 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.

### **UTILITIES, BROADBAND AND MOBILE COVERAGE**

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

Broadband: Ultrafast  
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.

### **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.

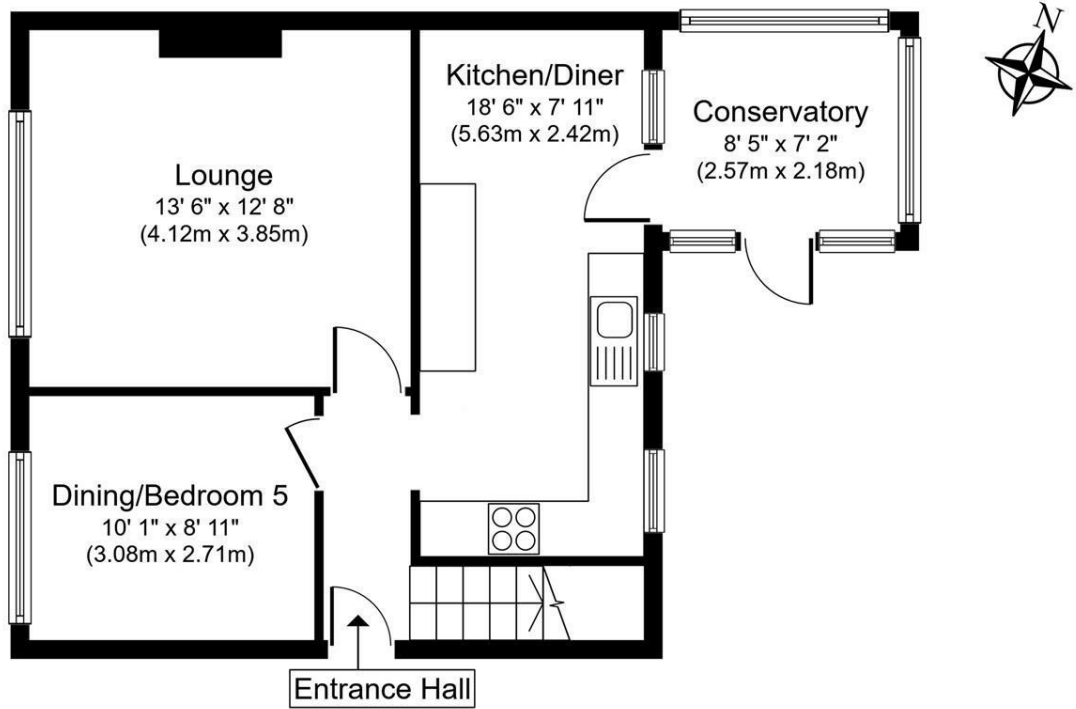
### **OPENING HOURS**

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:

SELBY - 01757 241124  
GOOLE - 01405 761199  
SHERBURN IN ELMET - 01977 681122  
PONTEFRACT - 01977 791133  
CASTLEFORD - 01977 558480

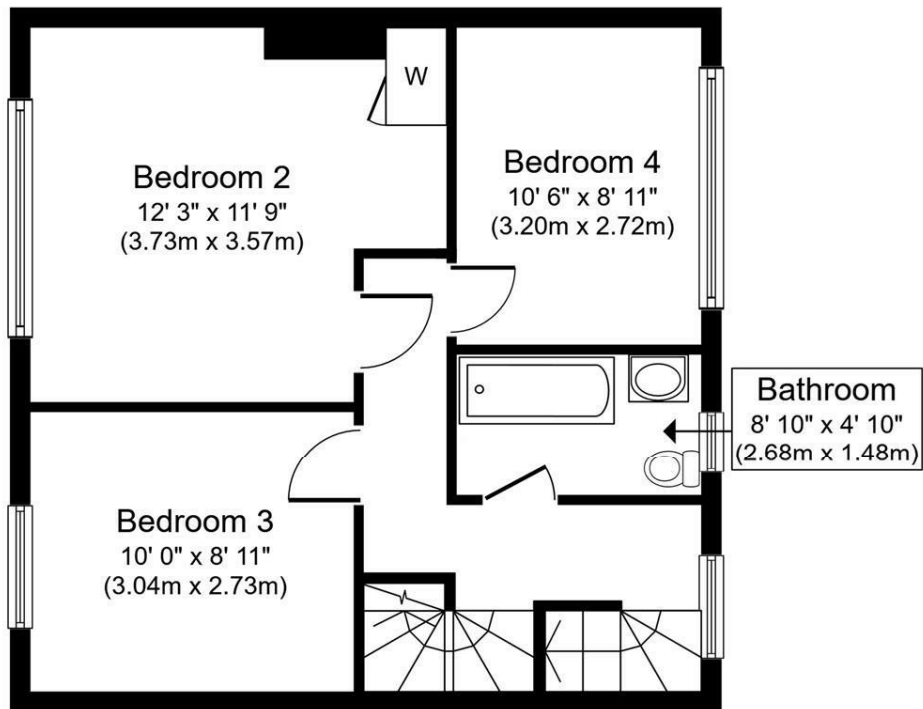


**Ground Floor**  
**Approximate Floor Area**  
536 sq. ft.  
(49.8 sq. m.)

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](http://www.houseviz.com)

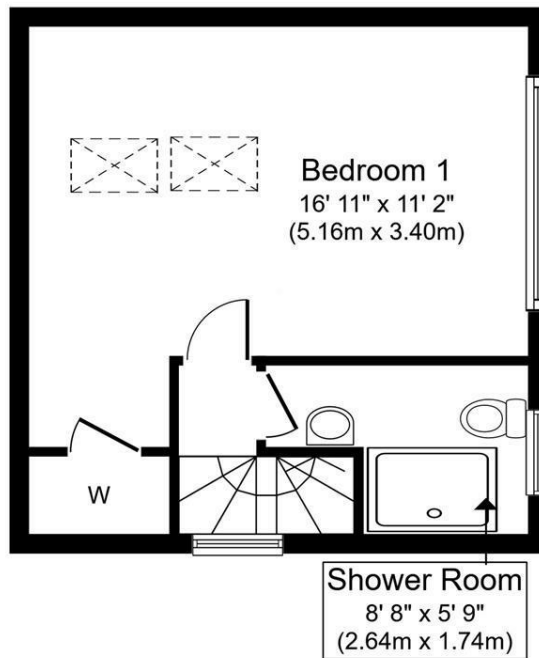




**First Floor**  
**Approximate Floor Area**  
**470 sq. ft.**  
**(43.7 sq. m.)**

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](http://www.houseviz.com)



**Second Floor**  
Approximate Floor Area  
291 sq. ft.  
(27.0 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 01757 241124  
W www.parkrow.co.uk

14 Finkle Street, Selby, North Yorkshire, YO8 4DS  
selby@parkrow.co.uk

