

# Park Row



**Low Street, South Milford, Leeds, LS25 5AR**

**£400,000**



**\*\*DETACHED DORMER BUNGALOW\*\*FOUR BEDROOMS\*\*BESPOKE BUILT PROPERTY\*\*TWO ENSUITES\*\*UNDER FLOOR HEATING\*\*ENCLOSED REAR GARDEN\*\*DETACHED DOUBLE GARAGE\*\*NO UPWARD CHAIN\*\***

**\*\*\*GUIDE PRICE £400,000 - £425,000\*\*\***

Experience the epitome of charm and sophistication in this thoughtfully designed bespoke detached dormer bungalow nestled in the heart of South Milford. Spanning over a generous 1506.95 square feet, this captivating property houses three immaculate bathrooms, with two on the ground floor featuring sleek corner shower cubicles, and an indulgent bath gracing the first floor. The ground level also offers a palatial open plan space comprising living/dining/kitchen, the kitchen outfitted with dual ovens and a practicable four-ring gas hob. Space for a cosy dining set-up adds to its functional charm. Two bedrooms with built-in wardrobes with stylish sliding glass doors. Upstairs, you will find two further bedrooms, each equipped with built-in wardrobes with stylish sliding glass doors, smart storage solutions and Velux windows, creating an inviting ambiance. Outside, you're surrounded by basic amenities and delightful luxuries; the ubiquitous "BP" gas station provides utmost convenience, while the "South Milford" train station ensures seamless connectivity. Food lovers can rejoice with popular local Indian restaurant "Cumin Lounge", and the charming "T Post Tearoom" cafe, within their reach. Meanwhile, "The Thack (The Queen O'T owd Thatch)" serves as the go-to spot for relaxing. This delightful home merges modern lifestyle with classic allure, making it a prime choice for those seeking perfection. EPC Rating C, Council Tax Band E - Selby District Council  
**VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US ON 01977 681122 TO BOOK A VIEWING. 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAY AND 1.00PM SATURDAYS**



Park Row



## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Solid Oak entrance door with three glass inserts.

### ENTRANCE HALLWAY

Two uPVC double glazed windows to front elevation, solid Oak staircase which leads to the first floor accommodation with doors leading off to bedroom one and two and an open plan living area with kitchen, dining and living area all with under floor heating.

### LIVING ROOM

30'7" x 11'11" (9.33 x 3.65)



Open plan flexible space with uPVC double glazed double doors to side elevation, uPVC full length windows with two side doors to front elevation and uPVC double glazed double doors to rear elevation, television point, under floor heating.



### KITCHEN

13'6" x 8'5" (4.12 x 2.58)



uPVC double glazed window and uPVC double glazed double doors to the rear elevation, wall and base units in wooden finish with stainless steel handles. roll edge laminate worktop, space for freestanding fridge/freezer, four ring gas hob with two double ovens below and extractor over, single stainless steel drainer sink with chrome tap over, space for table and chairs, under floor heating.

## BEDROOM ONE

13'6" x 11'2" (4.12 x 3.42)



uPVC double glazed window to the front elevation, built in wardrobes with sliding glass doors, under floor heating.

## BEDROOM TWO

11'5" x 10'7" (3.48 x 3.23)



uPVC double glazed window to the rear elevation, built in wardrobes with glass sliding doors, under floor heating.

## ENSUITE



White suite comprising; corner shower cubicle with sliding glass shower doors with mains shower, close coupled w/c, handbasin with chrome tap over and vanity unit beneath, fully tiled from floor to ceiling, under floor heating.

## ENSUITE

6'5" x 5'1" (1.97 x 1.57)



uPVC obscure glass double glazed window to side elevation and a white suite comprising; corner shower cubicle with sliding glass shower doors with mains shower, close coupled w/c, handbasin with chrome tap over and vanity unit beneath, fully tiled from floor to ceiling, under floor heating.

## FIRST FLOOR ACCOMMODATION

### LANDING

Velux window, door which leads to eaves storage, further door which leads into a storage area, area could be used as office space, under floor heating.



### BEDROOM THREE

11'9" x 10'3" (3.59 x 3.14)



Velux window, built in wardrobes with sliding glass doors, under floor heating.

### BEDROOM FOUR

11'3" x 8'6" (3.44 x 2.61)



Velux window, cupboard for under eaves storage, under floor heating.

### FAMILY BATHROOM

9'6" x 5'6" (2.90 x 1.69)



Velux windows, white suite comprising, panelled bath with shower attachment, close coupled w/c, bidet, hand basin with chrome tap over, fully tiled, under floor heating.

### EXTERIOR

#### FRONT



Shared driveway which leads to a detached double garage with up and over door, power and lighting, pathway down the left handside with decorative stones which leads to the rear garden, further pathway leads to the front entrance door, paved area, wooden fencing and stone walls to either side, attractive tree with the rest mainly laid to lawn, outside lighting.





### REAR



### SIDE



Can be accessed via the path down the left hand side of the property, the double doors in the living area or the double doors in the kitchen where you will step out onto; a paved area which runs along the back of the property with plenty of space for seating, raised decking area, the rest is mainly laid to lawn, perimeter fencing to all sides, garden shed, security lighting and outside tap.





### WOODEN OUTSIDE BUILDING



Currently being used as a utility room with power and lighting, plumbing for washing machine, single stainless steel drainer sink, space for additional free standing fridge/freezer.



### TENURE AND COUNCIL TAX

The Tenure and Council 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.

### 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, Wed, 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

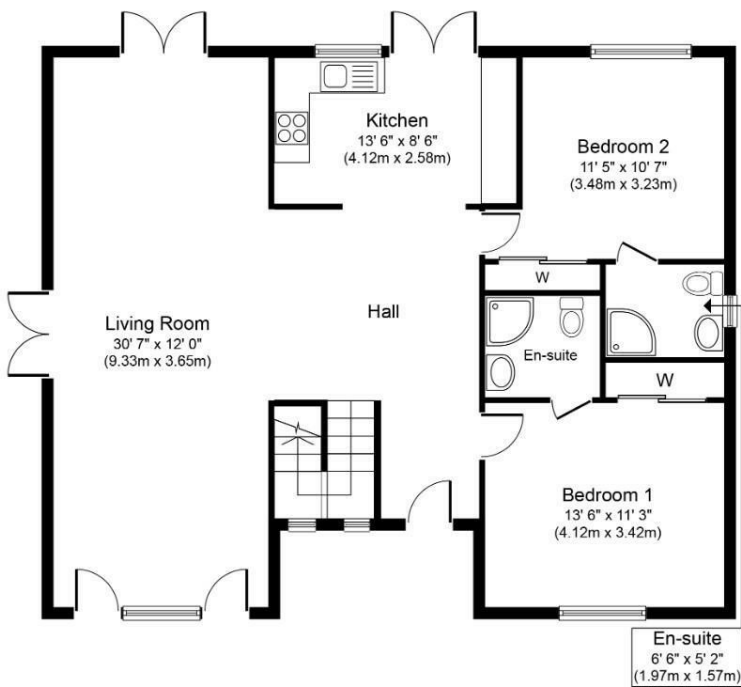
CASTLEFORD - 01977 558480

## **VIEWINGS**

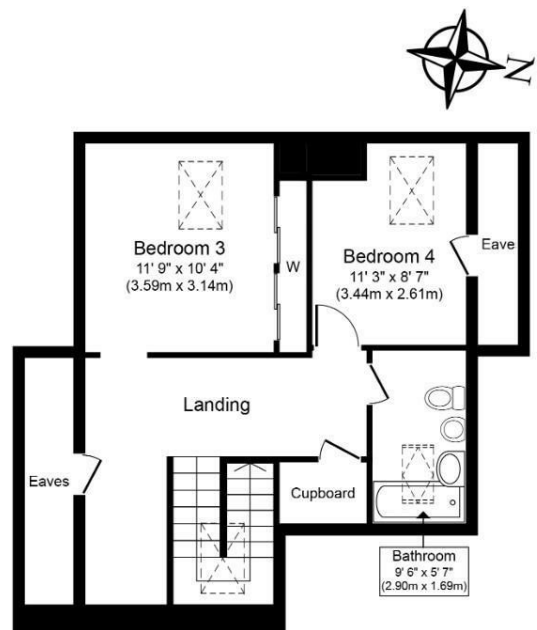
Strictly by appointment with the sole agents.

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.





**Ground Floor**  
**Approximate Floor Area**  
**1,085 sq.ft.**  
**(100.8 sq.m.)**



**First Floor**  
**Approximate Floor Area**  
**575 sq.ft.**  
**(53.4 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.

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