

Park Row



Westfield Lane, South Milford, Leeds, LS25 5AP

Offers In Excess Of £375,000



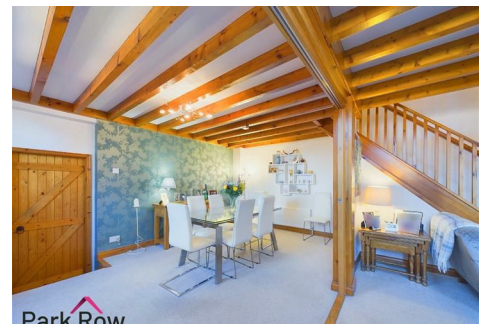
GUIDE PRICE £375,000 - £400,000

****CHARACTER PROPERTY**THREE BEDROOMS**GARAGE**OFF STREET PARKING**ROOFTOP TERRACE**ORIGINAL FEATURES THROUGHOUT**SOUGHT AFTER VILLAGE LOCATION****

Embrace quintessential English charm with this alluring three-bedroom character property which was previously part of the old school dated back to 1875. Boasting a total area of 1334.72 square feet, this two-floor wonder is a perfect combination of style and comfort. The ground floor invites you to a snug living room graced with original antique pine beams adorning the ceiling, a charming dining room, and a kitchen replete with feature windows and a rustic, brick-built fireplace infusing warmth into your culinary adventures. Here, you'll also find a convenient WC. Moving up to the first floor, you'll find three comfortably sized bedrooms. Additionally, an immaculate bathroom with a further secret shower room hidden on the landing await your relaxation needs after a long day. Lets not forget to mention the fantastic rooftop terrace providing the perfect place to enjoy the lovely weather. Situated in the idyllic village of South Milford, this home presents an opportune lifestyle with the "T Post Tearoom" café for your coffee cravings, the reputable "South Milford Primary School" for your children's education, "South Milford Surgery" for your healthcare needs, and "South Milford Train station" which offers easy transport links into York and Leeds, all within a short stroll. This is more than a house; it's a lifestyle of convenience and homely comfort. Experience the harmonious blend of traditional charm and modern convenience with this enchanting property.

Energy Performance; EPC Rating D / Council Tax Band C - Selby District Council

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 FRIDAY AND 1.00PM SATURDAYS



GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a yellow wooden door which leads into;

ENTRANCE HALLWAY

6'7" x 5'4" (2.03 x 1.64)

Double glazed window to the side elevation, central heating radiator and antique pine farmhouse style internal doors leading into;

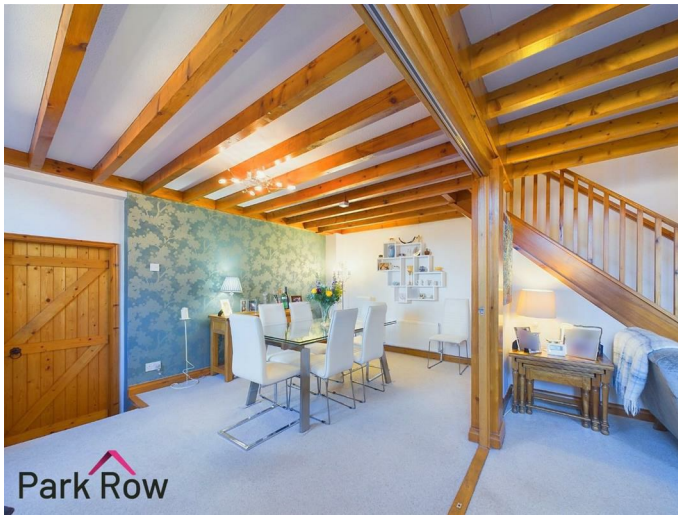
DOWNSTAIRS W.C/UTILITY

4'11" x 2'10" (1.5 x 0.88)

Sage green close coupled w/c, sage green hand basin with chrome taps over, built in storage cupboard, houses the boiler and also has space and plumbing for a washing machine.

DINING ROOM

17'11" x 10'3" (5.47 x 3.14)



Steps up to the dining room which has a double glazed window to the front, two central heating radiators, original antique pine beams to the ceiling, antique pine skirting boards surrounding, space for a dining room table and chairs and beautiful oak bi-fold doors which lead into:



LOUNGE

18'0" x 15'1" (5.50 x 4.61)



Double glazed original feature window to the front which extends up to the first floor allowing in floods of light, a further double glazed window to the front, decorative fire set on top of a slate tiled hearth, stairs leading up to the first floor accommodation with antique pine balustrades and spindles, original antique pine beams to the ceiling, antique pine skirting boards surrounding, central heating radiator and an antique pine farmhouse style internal door leading into;





KITCHEN

18'2" x 12'2" (5.54 x 3.72)



Three double glazed original feature windows to the front and side, wall and base units in a white gloss finish with stainless steel handles over providing ample storage, cream wooden island to the centre with an oak-style worktop providing extra workspace and further storage, one and a half drainer sink with chrome taps over, space for a freestanding fridge/freezer, original antique pine beams to ceiling, feature fire set within a stunning brick built fireplace creating a cosy seating area to relax by the fire with family, central heating radiator and double glazed double doors leading out to the rooftop terrace.





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FIRST FLOOR ACCOMMODATION

LANDING

20'1" x 7'3" (6.14 x 2.22)

Loft access, central heating radiator and further antique pine farmhouse style internal doors leading into;

MAIN BEDROOM

17'11" x 11'10" (5.47 x 3.63)



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Two double glazed original feature windows to the rear, antique pine skirting boards surrounding and a central heating radiator.

BEDROOM TWO

10'5" x 10'5" (3.19 x 3.18)



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Double glazed Velux-style window to the side, central heating radiator, antique pine skirting boards surrounding and built in white wooden wardrobes with plenty of space for storage.

BEDROOM THREE

10'7" x 8'9" (3.23 x 2.68)



Double glazed original feature window to the front, central heating radiator, antique pine skirting boards surrounding and built in white wooden wardrobes with plenty of space for storage.

FAMILY BATHROOM

8'7" x 5'5" (2.64 x 1.67)



Double glazed obscure glass window to the front and comprises; freestanding feature bath with chrome taps over, hand basin with chrome taps over set within a vanity unit providing space for storage, close coupled w/c, fully tiled walls and a vintage-style central heating radiator.



SECRET SHOWER ROOM

4'3" x 3'1" (1.30 x 0.95)



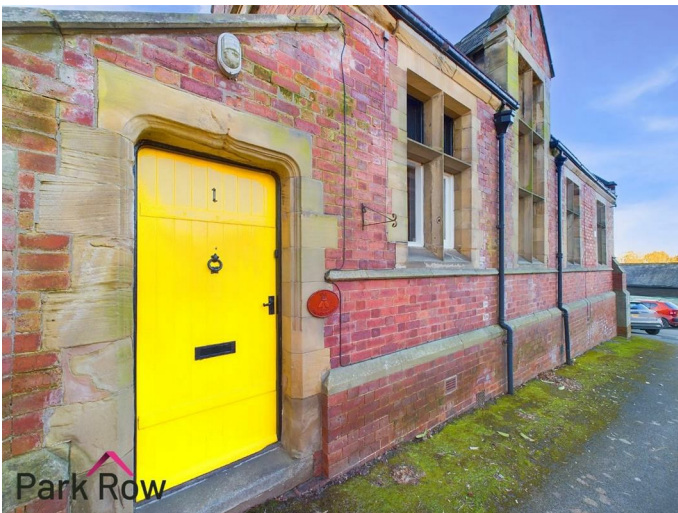
Tucked away on the landing behind an wooden cupboard door and comprises; mains waterfall shower set within a corner shower enclosure with a glass sliding shower screen, hand basin with chrome taps over and it is fully tiled floor to ceiling.

EXTERIOR

FRONT



Access to a shared driveway through metal vehicle gates which lead to the entrance and down to the garages/parking.



ROOFTOP TERRACE



Accessed from stairs leading from the garages or through the double doors in the kitchen and it has: white rendered dwarf walls surrounding, artificial grass and space for seating to enjoy entertaining with family/friends in the absolute sun trap this it is!





GARAGE/PARKING

Accessed from the shared driveway which leads to the garage/access onto the rooftop terrace and space for parking for one car. The garage is accessed through a yellow up and over door and is a great space for storage.

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, Weds, 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.



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