

# Park Row



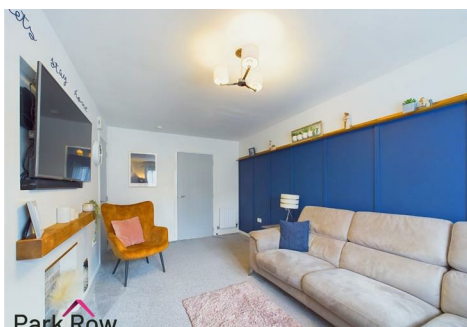
## Southlands Close, South Milford, Leeds, LS25 5NU

Offers In Excess Of £230,000



EXTENDED SEMI-DETACHED\*\*KITCHEN/DINER\*\*SITTING ROOM WITH BI-FOLD DOORS\*\*ENCLOSED GARDEN

Nestled in Southlands Close, this meticulously appointed property expands over a total area of 807.29 square feet providing ample space for comfortable living. Set across two floors, the ground floor features a WC, two living rooms, one boasting elegant wooden panelling to one wall and a stylish media wall, whilst the other comes complete with bi-fold doors leading out to the garden. The contemporary kitchen is equipped with a built-in electric oven and a gas hob, complemented by spotlights in the ceiling, ample dining space, plus space and plumbing for a washing machine and space for a freestanding fridge/freezer. The first floor unveils two spacious bedrooms, and a bathroom fitted with a bath and a mains shower, beautifully finished with tiles around the bath/shower area. The location provides easy access to amenities like 'bp' Gas station and 'South Milford' train station for commuting. Entertainment and dining needs are catered for with close proximities to 'Cumin Lounge' an Indian restaurant, 'The Thack (The Queen O'T owd Thatch)' Bar and 'T Post Tearoom' Café, making this property an enticing prospect for those seeking a combination of comfort and convenience. EPC Rating C, Council Tax Band B - 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

uPVC grey double glazed door with two glass side panels which leads into;

### ENTRANCE HALLWAY

stairs leading to first floor accommodation, sliding door leads into:

### LOUNGE

16'10" x 9'5" (5.15 x 2.88)



uPVC double glazed window to front elevation, central heating radiator, wall mounted tv/media panel, panelled wall, feature fire place with wooden beam above, door leads into w/c and further door leads into the kitchen.

### DOWNSTAIRS W/C

3'11" x 3'3" (1.20 x 1.01)

White suite comprising close coupled w/c, handbasin with chrome taps over, understairs storage.

## KITCHEN/DINER

11'5" x 12'11" (3.49 x 3.94)



Wall and base units in a handleless light grey gloss finish, square edge laminate worktop, white stainless steel drainer sink with spray tap over, four ring gas hob with electric oven under and extractor fan over, white tiled splashbacks, space for free standing fridge/freezer, space and plumbing for washing machine, spotlights to ceiling, tiled flooring, central heating radiator, open window and door section which leads into;





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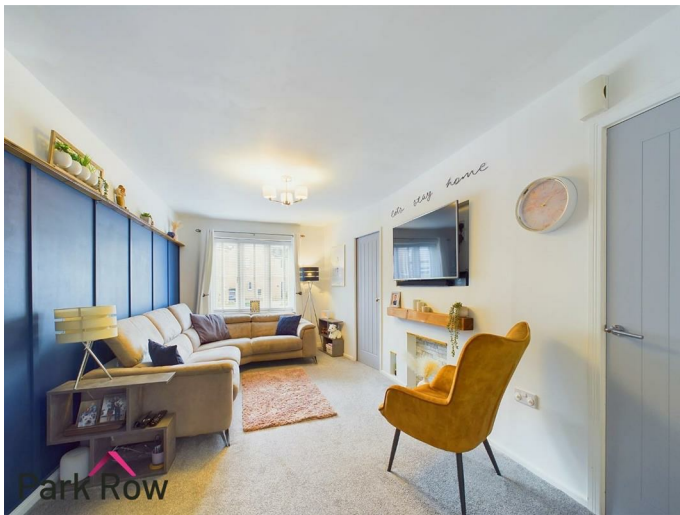
## FIRST FLOOR ACCOMODATION

### LANDING

Loft access, doors leading off;

### BEDROOM ONE

12'10" x 12'11" (3.93 x 3.94)



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### SITTING ROOM

8'7" x 11'7" (2.63 x 3.55)



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uPVC double glazed window to front elevation, central heating radiator, television points. cupboard for storage.



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Two velux windows, bi-fold doors to the side elevation, central heating radiator, spotlights to ceiling.

## BEDROOM TWO

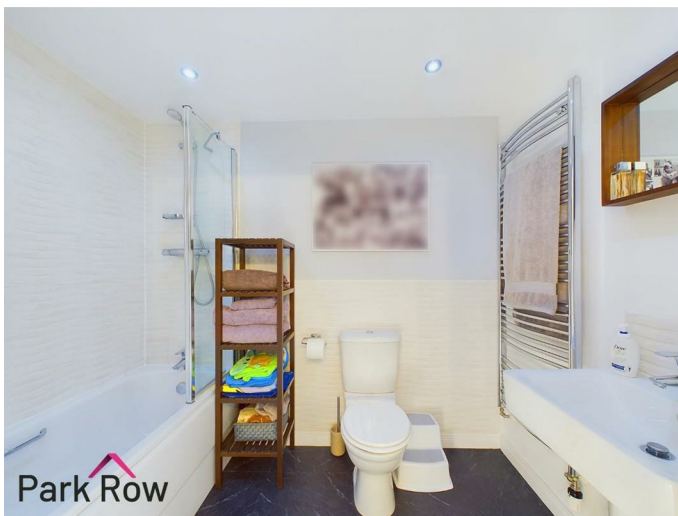
10'3" x 13'0" (3.14 x 3.97)



uPVC double glazed window to rear elevation, central heating radiator.

## FAMILY BATHROOM

8'1" x 5'7" (2.47 x 1.71)



White suite comprising; panelled bath with chrome tap over and mains shower above, glass shower screen, closed coupled w/c, handbasin with chrome tap over, chrome heated towel rail, spotlights to ceiling, fully tiled around the bath/shower area, half tiled to remaining walls.

## EXTERIOR

## FRONT

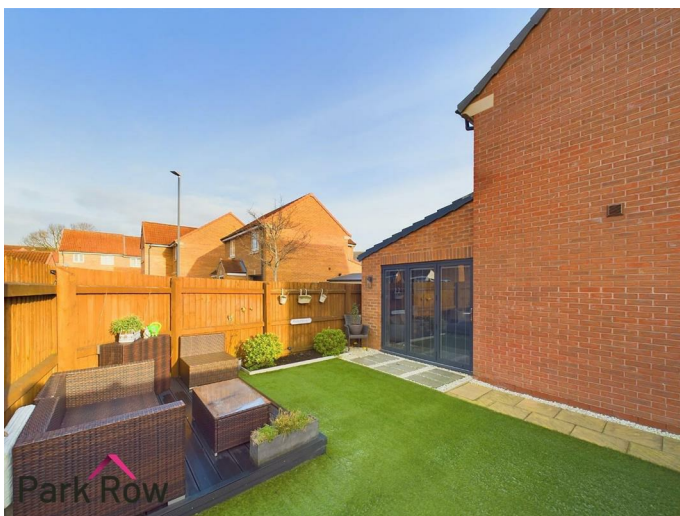


Stone pathway with gravel either side and shrubs and hedging leads to front entrance door, further stone pathway down the side of the property which leads to a wooden pedestrian access gate which gives access to the side garden. Graveled area for parking.

## SIDE GARDEN



Lovely enclosed space with perimeter fencing to all sides, stone paving leads to a wooden pedestrian access gate which leads to the front, decking area with space for the seating, further wooden pedestrian access gate giving access to the side, the rest is mainly laid with artificial grass.



### 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

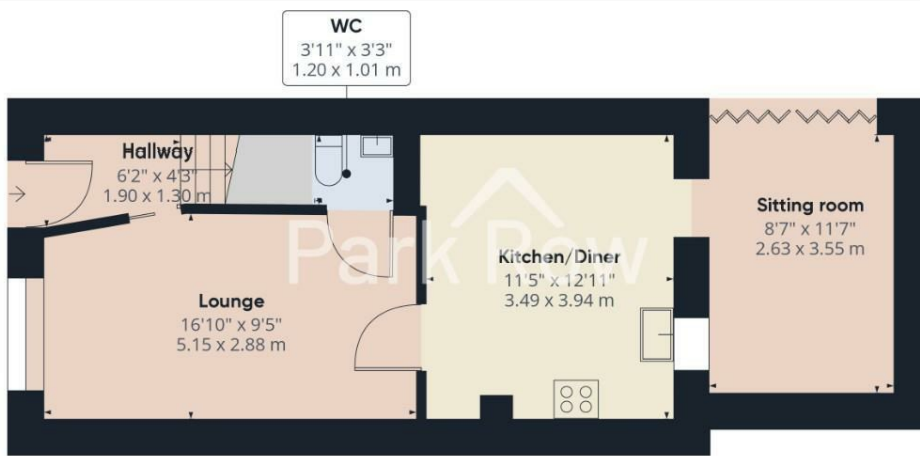
### VIEWINGS

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.





Floor 0



Floor 1

**Park Row**

Approximate total area<sup>n</sup>  
817.13 ft<sup>2</sup>  
75.91 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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