

Park Row



Common Lane, South Milford, Leeds, LS25 5BU

Offers In Excess Of £240,000



SPACIOUS CORNER PLOT WITH POTENTIAL FOR A SIDE EXTENTION**IN NEED OF SOME MODERNISATION**RECENTLY FITTED BATHROOM**ORANGERY**NO UPWARD CHAIN**PRIVATE REAR GARDEN**

Welcome to this 861.11 sq. ft property which can be found on Common Lane, South Milford. Whilst it is in need to some modernisation it oozes potential to be an outstanding family home. Step inside and you will find a a homely room warmed by an open fireplace accented with stone surround, a sun-soaked Orangery adorned with extra Velux windows to add additional light and a central heating radiator. The kitchen comes with space for free standing cooker as well as plumbing for a washing machine, warmed by two central heating radiators. Ascend to the first floor where you will find a recently fitted bathroom suite which has a bath with a mains shower over and three bedrooms, two of which come with build in cupboards for storage. Conveniently located near "South Milford" train station for easy commutes, this property is in close proximity to the 'bp' gas station for refuelling needs. For dining out options, the spicy indulgence of 'Cumin Lounge' Indian restaurant, the spirited ambiance of 'The Thack' bar, and the quaint 'T Post Tearoom' café are just a short distance away. This property delicately marries charming countryside vibes with the essential modern fixtures, offering you a distinctive living experience that is both pleasant and practical.

EPC Rating D, Council Tax Band B - 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



GROUND FLOOR ACCOMMODATION

ENTRANCE

uPVC double glazed entrance door with storm porch over and side glass panel which leads into;

KITCHEN/DINER

8'11" x 16'8" (2.73 x 5.09)



uPVC double glazed window to front elevation, stairs leading up to first floor accommodation, two central heating radiators, central heating boiler to wall, door leads into storage cupboard, wall and base units in a pine finish, space for free standing cooker, space and plumbing for washing machine and a white drainer sink with white tap over.



LOUNGE

12'7" x 16'7" (3.84 x 5.07)



Half uPVC glazed door which leads into the orangery, uPVC double glazed window which looks into the orangery, central heating radiator and an open fire place with stone surround which continues into the alcoves at either side.





ORANGERY

8'9" x 15'10" (2.68 x 4.85)



uPVC double glazed windows to the side elevation and uPVC double glazed doors to the rear elevation, two Velux windows to the ceiling, central heating radiator and space for table and chairs.

FIRST FLOOR ACCOMMODATION

LANDING

8'2" x 2'10" (2.50 x 0.87)

Obscure uPVC double glazed window to the side elevation, loft access and doors leading into;

BEDROOM ONE

10'10" x 10'11" (3.31 x 3.35)



uPVC double glazed window to front elevation, central heating radiator and built in cupboards for storage.



BEDROOM TWO

10'9" x 9'9" (3.29 x 2.99)



uPVC double glazed window to rear elevation, central heating radiator and a built in storage cupboard.

BEDROOM THREE

6'11" x 6'6" (2.13 x 1.99)



uPVC double glazed window to rear elevation and a central heating radiator.

FAMILY BATHROOM

6'0" x 5'4" (1.84 x 1.65)



Obscure uPVC double glazed window to the front elevation and a recently fitted white suite comprising; P-shaped bath with chrome tap and mains shower above, curved glass shower screen, vanity unit with enclosed w/c and handbasin with chrome tap over, fully tiled floor to ceiling and a chrome heated towel rail.



EXTERIOR

FRONT



Footpath leads to front entrance door and continues along the side of the property to the rear, lawned areas to either side, established shrubs and bushes to borders plus a brick built dwarf wall to the front.

SIDE



Pathway runs along the side of the property to the rear garden with wooden pedestrian access gate and is mainly laid to lawn with borders filled with established shrubs and bushes.

REAR



Accessed via the wooden pedestrian access gates which are at the side of the property, or the double doors in the orangery where you will step out onto; a paved area with space for seating, enclosed with conifers to give a private area to enjoy, the rest is laid with decorative slate which is filled with shrubs and also has a garage for storage.



GARAGE


for storage only.

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

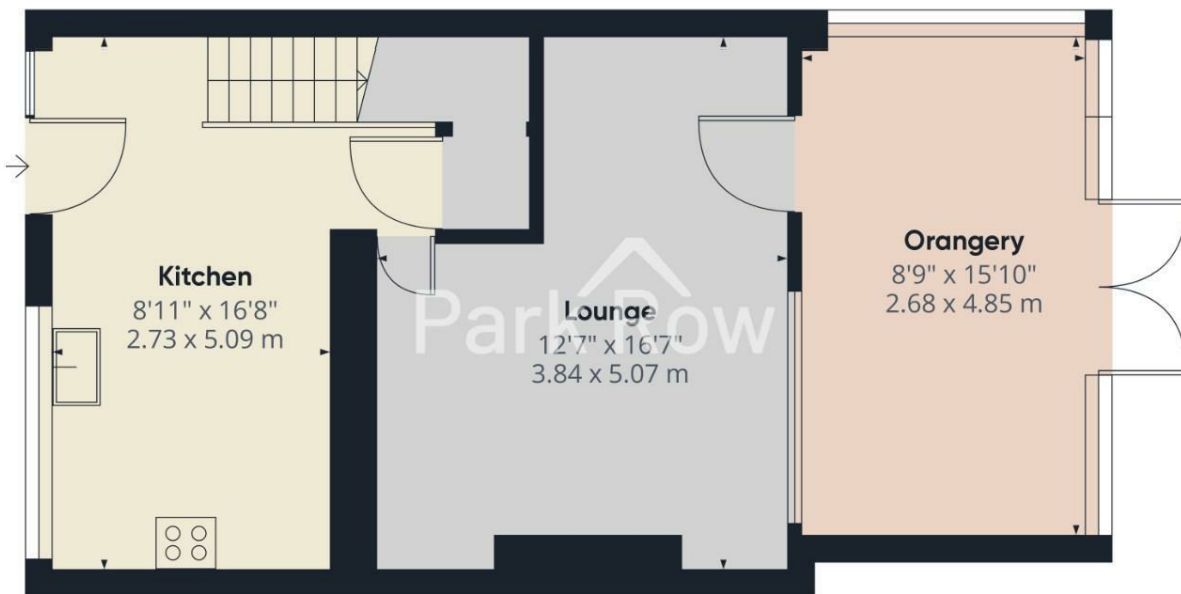
CASTLEFORD - 01977 558480

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.





Approximate total area⁽¹⁾
521.84 ft²
48.48 m²

(1) Excluding balconies and terraces

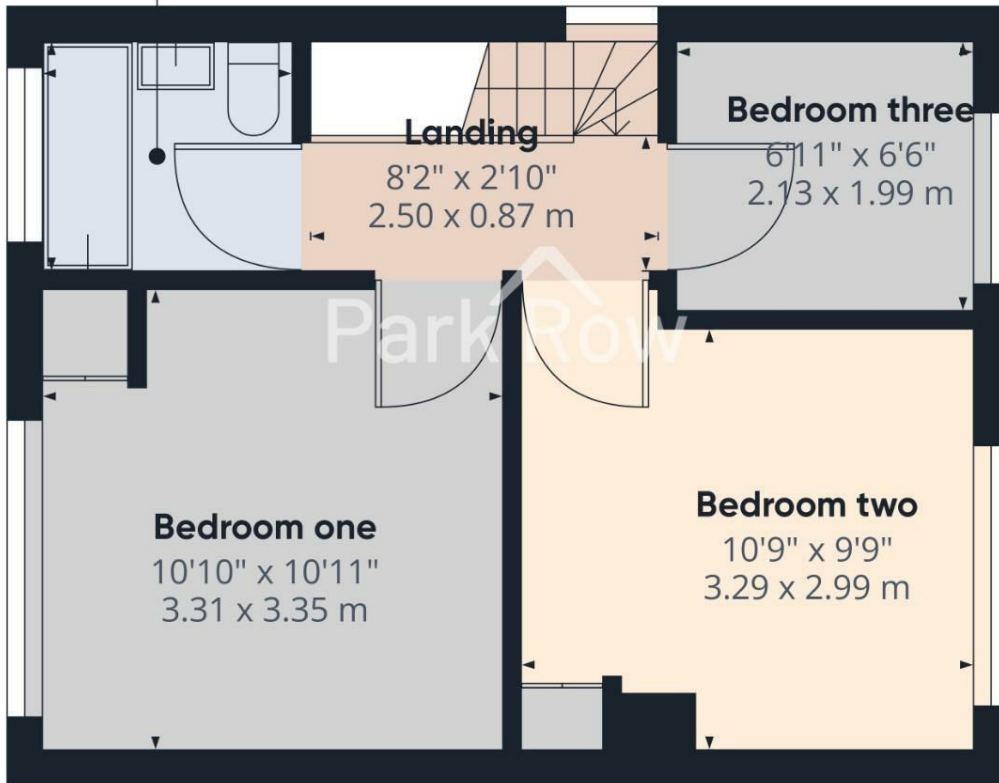
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 0

Bathroom

6'0" x 5'4"
1.84 x 1.65 m



Floor 1


Park Row

Approximate total area⁽¹⁾
342.1 ft²
31.78 m²

(1) Excluding balconies and terraces

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GIRAFFE360



Floor 0



Floor 1

Park Row

Approximate total area⁽¹⁾
863.94 ft²
80.26 m²

(1) Excluding balconies and terraces

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GIRAFFE 360

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