

# Park Row



**Great North Road, Micklefield, Leeds, LS25 4AQ**

**Offers In Excess Of £375,000**



**DETACHED\*\*THREE BEDROOMS\*\*CONSERVATORY\*\*ENCLOSED REAR GARDEN\*\*GARAGE\*\*PARKING\*\***

Situated in the the popular village of Micklefield, step into this 2-story abode, boasting an impressive 1216.32 square feet of comfortable living. This house offers 3 bedrooms and a fully tiled bathroom with a bath and shower located on the ground floor for your convenience. Embrace the tranquillity of a warm ambiance in the living room, accentuated by an open fireplace wooden beams to the high ceiling. The ground floor also houses a cosy dining room adjoining a sunlit conservatory, perfect for entertaining guests or enjoying peaceful solitude. The well-appointed kitchen awaits your culinary adventures, providing room for a washing machine, a fridge/freezer and equipped with an electric hob and oven. Navigate to the upper level to find 3 bedrooms.

**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 white double glazed entrance door with a glass insert which leads into;

### ENTRANCE HALLWAY

2.10 x 5.37 (0.61m.3.05m x 1.52m.11.28m)



Double glazed window to the rear elevation, stairs with wooden balustrade and spindles leading to first floor accommodation, central heating radiator, door leads into a storage cupboard and doors which lead into;

### DINING ROOM

8'9" x 7'10" (2.69 x 2.40)



Central heating radiator and an open archway which leads into;

## CONSERVATORY

9'10" x 8'9" (3.00 x 2.69)



uPVC double glazed windows to all three sides with a dwarf brick wall below, double doors which lead to the rear garden and has a polycarbonate roof.

## LOUNGE

13'11" x 21'4" (4.26 x 6.52)



Double glazed windows to the front and both side elevations, central heating radiator, television point, open fireplace set within a brick hearth and surround with wooden beam above plus wooden beams to the ceiling.



**FAMILY BATHROOM**  
5'2" x 7'10" (1.59 x 2.40)



Double glazed window with obscure glass to the side elevation and includes a white suite comprising; p-shaped panel bath with chrome taps over, main shower over the bath with glass shower screen, concealed cistern close coupled w/c, wash basin with chrome taps over and vanity unit under, chrome heated towel rail and fully tiled floor to ceiling.



**FIRST FLOOR ACCOMODATION**

**LANDING**  
6'10" x 7'10" (2.09 x 2.39)

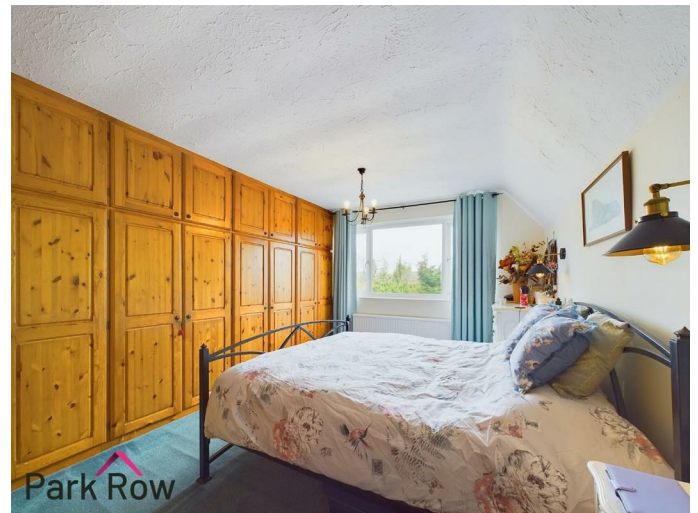
Loft access, useful cupboard for storage and doors which lead into;

**BEDROOM ONE**  
15'9" x 9'10" (4.81 x 3.01)

**KITCHEN**  
8'11" x 12'11" (2.72 x 3.94)



Double glazed window to the side elevation, double glazed window and double glazed door with glass panel insert to the rear elevation, wall and base units in a cream finish, roll edge laminate worktop, electric hob with extractor over and electric oven under, tiled splash backs, space and plumbing for washing machine, space for a dryer, single stainless steel drainer sink with chrome tap over, space for free standing fridge/freezer and a central heating radiator.



Double glazed window to the front elevation and a central heating radiator.



**BEDROOM TWO**  
9'5" x 13'6" (2.88 x 4.13)



Double glazed window to the front elevation, central heating radiator and a cupboard for storage.



**BEDROOM THREE**  
8'10" x 11'9" (2.71 x 3.60)



Double glazed window to the rear elevation and a central heating radiator.

**EXTERIOR**  
**FRONT**



Block paved driveway which leads to the garage, further gravelled area with space for parking, steps lead up to the front entrance door with gravelled borders to either side, at the top of the steps there is a gravelled area with space for seating, perimeter fencing to either side, perimeter dwarf brick wall to the front and a pathway to the left hand side of the property which leads to the rear garden.



**REAR**



Accessed via the pathway to the left hand side of the property, the door in the kitchen or the double doors in the conservatory where you will step out into; a paved area with space for seating, steps lead up to a gravelled area and a decked area with further space for seating, mature bushes and perimeter fencing to all three sides.

**GARAGE**

Accessed via double doors from the driveway and includes; double glazed door with glass panel insert to the side and it is a great space for storage.

**TENURE AND COUNCIL TAX**

Tenure: Freehold  
 Local Authority: Leeds City Council  
 Tax Banding: E

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.

**MAINS UTILITIES, BROADBAND, MOBILE COVERAGE**

Electricity: Mains  
 Gas: Mains  
 Sewerage: Mains  
 Water: Mains/Metered

Broadband: Fibre (FTTP)  
 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.

## 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

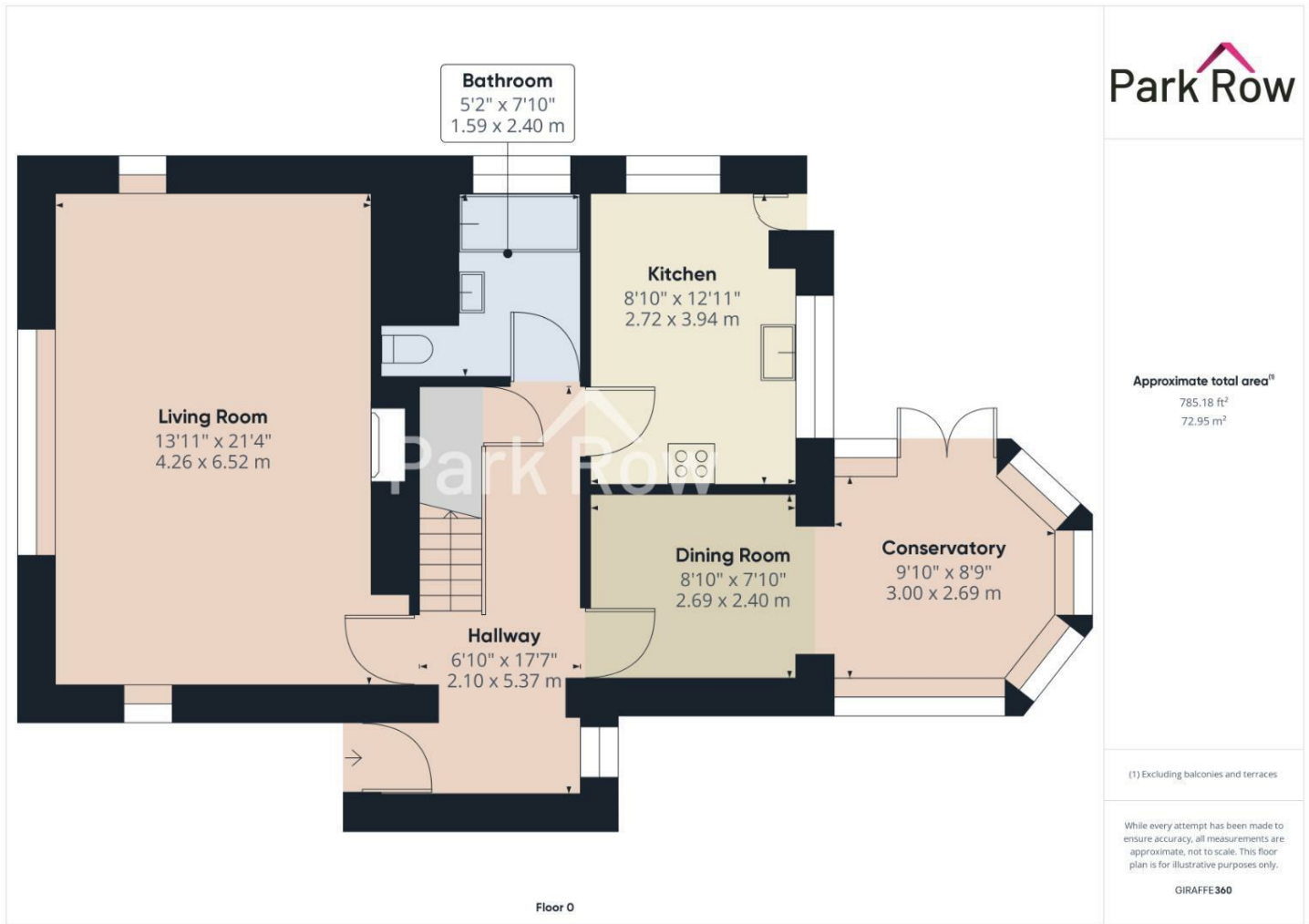
PONTEFRACT - 01977 791133

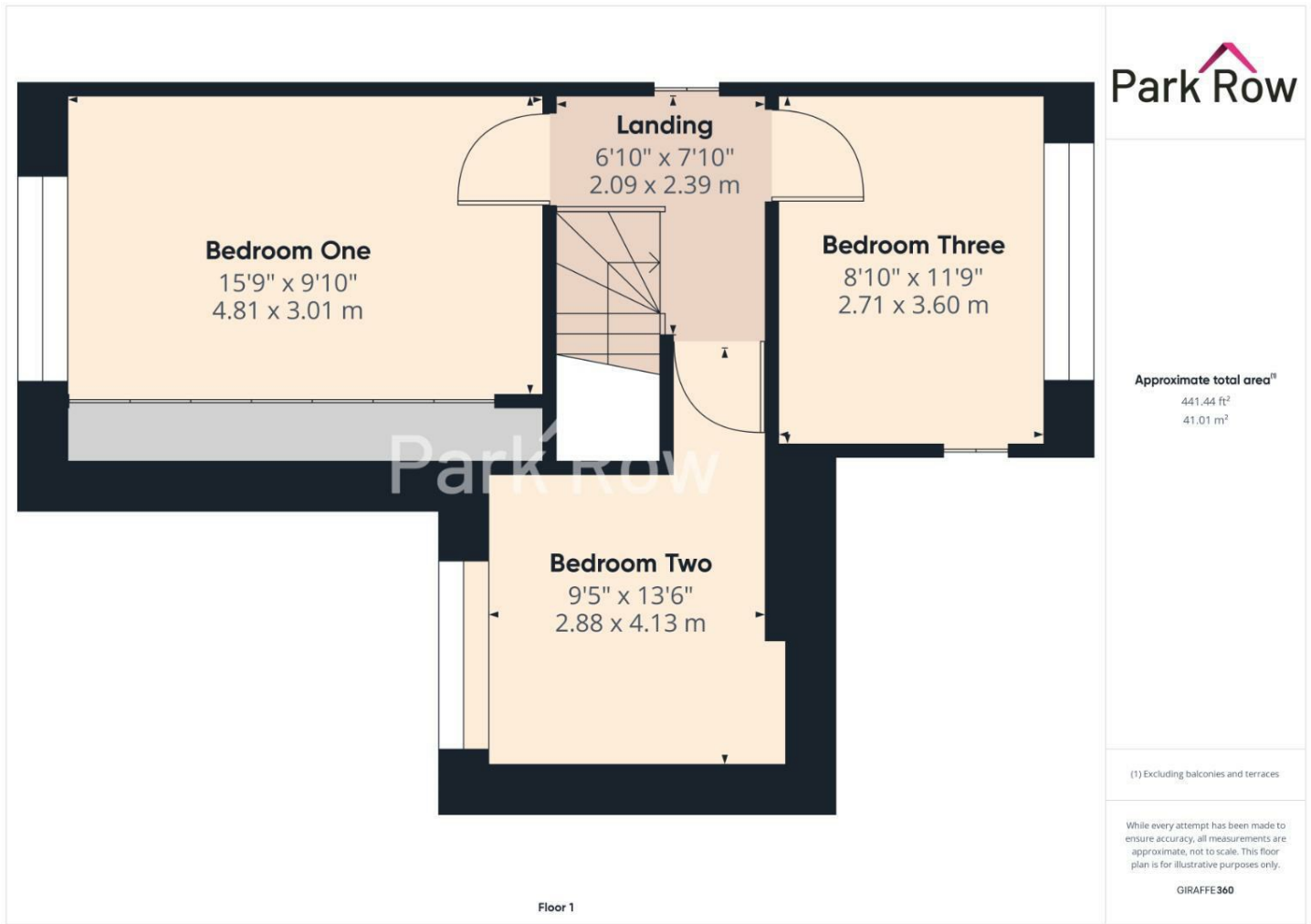
CASTLEFORD - 01977 558480

## VIEWINGS

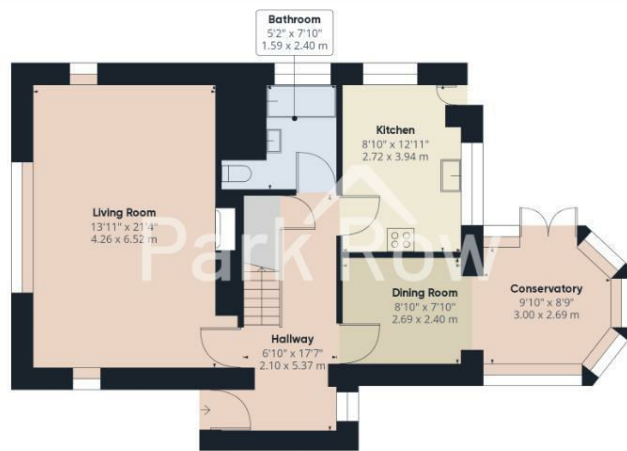
Strictly by appointment with the sole agents.

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.

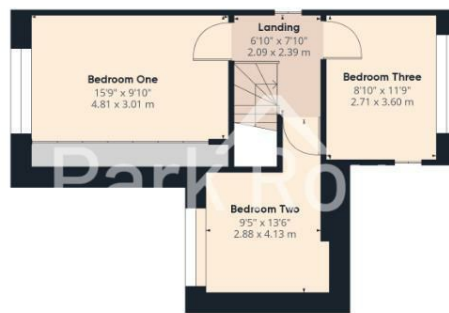








Floor 0



Floor 1

**Park Row**

Approximate total area<sup>(1)</sup>  
1226.61 ft<sup>2</sup>  
113.96 m<sup>2</sup>

(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.

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