

# Park Row



## Lilac Oval, Hillam, Leeds, LS25 5HQ

Offers In Excess Of £490,000



**\*\*STUNNING DETACHED FAMILY HOME\*\*FIVE BEDROOMS\*\*DRIVEWAY\*\*ENCLOSED REAR GARDEN\*\*CORNER PLOT\*\*TWO EN-SUITES\*\*DOWNSTAIRS W/C\*\*PLANNING PERMITTED TO EXTEND\*\*SOUGHT AFTER VILLAGE LOCATION\*\*NO UPWARD CHAIN\*\*BEAUTIFULLY PRESENTED THROUGHOUT\*\***

Welcome to this stunning detached house located in the sought-after village of Hillam, Leeds. This property boasts two spacious open plan living/kitchen rooms, perfect for entertaining guests or relaxing with family. With five bedrooms and three bathrooms, there is ample space for a growing family or those who enjoy having guests over.

The house features two en-suites, adding a touch of luxury and convenience to your daily routine. The beautifully presented interior is sure to impress, offering a comfortable and stylish living environment for you to enjoy.

Outside, you will find an enclosed rear garden, providing a peaceful outdoor space for you to unwind. Parking will never be an issue with space for two vehicles, including off-street parking for added convenience. Don't miss the opportunity to make this house your home and enjoy the tranquility of village life in this charming location. Contact us today to arrange a viewing and experience the beauty of this property for yourself.

The home's desirable location complements its luxury, placing it steps from peaceful country pubs such as the Cross Keys Inn and The Crown, the reputable Monk Fryston C of E Primary School, the lavish Monk Fryston Hall Hotel, the expansive Lowfield Meadow Enclosed Dog Exercise Field, and a plethora of local dog-walking routes. This home is more than just a dwelling—it's a lifestyle awaiting your arrival.

**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 THURSDAY, 5.30 FRIDAYS, AND 1.00 SATURDAYS.**



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## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a brown composite door with a frosted glass panel to the right hand side which leads into;

### ENTRANCE HALLWAY

5'11" x 5'11" (1.82 x 1.81)



Stairs which lead to the first floor accommodation, white vertical radiator, LED spotlights to the ceiling and internal doors which lead into;

### LOUNGE/DINING

9'4" x 6'11" & 14'2" x 12'11" (2.86 x 2.13 & 4.32 x 3.96)



Double glazed picture window to the side elevation, double glazed window to the front elevation, cast-iron fireplace set within a stone tiled hearth and surround, electric point for a wall mounted television, LED spotlights to the ceiling, space for dining table and chairs with an LED light pendant above, central heating radiator and an internal oak door with a glass insert and glass panels surrounding which leads into;



## KITCHEN/DINING

23'7" x 9'8" (7.20 x 2.96)

The kitchen itself is an award winning kitchen for sustainability and the whole room includes; Double glazed window to the rear elevation, Double glazed double door which leads out to the rear garden, space for dining table and chairs, walnut-effect ribbed base units surrounding, walnut-effect wall units with obscure ribbed glass cupboard doors, integral double oven, integral fridge/freezer, integral dishwasher, five ring gas hob with extractor fan over and tiled splashback, drainer sink set within the worktop with chrome tap over, further white units to the bottom of the kitchen, LED spotlights to the ceiling, central heating radiator and an internal door which leads into;



## UTILITY

8'5" x 6'3" (2.58 x 1.93)



uPVC door with an obscure panel insert which leads out to



the rear garden, obscure double glazed window to the rear elevation, white wooden wall and base units, space and plumbing for a washing machine and a dryer, central heating radiator, LED spotlights to the ceiling and an internal door which leads into;

**DOWNSTAIRS W/C**  
5'4" x 3'0" (1.65 x 0.92)

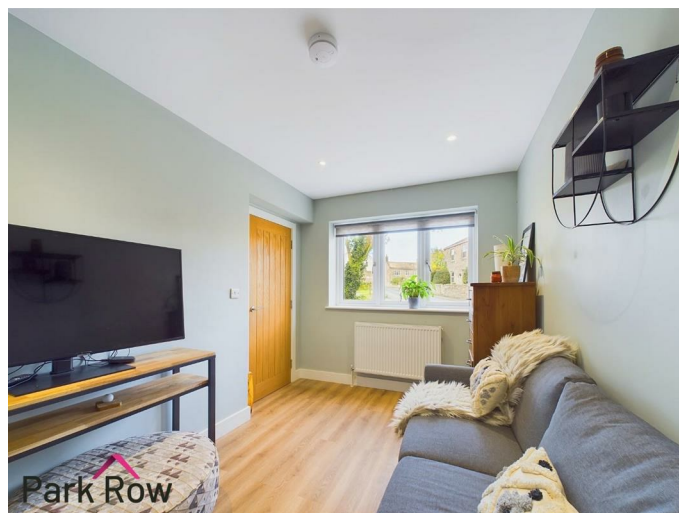


Includes a white suite comprising; close coupled w/c, floating hand basin with chrome taps over, central heating radiator and fully tiled floor to ceiling.

**STUDY/POTENTIAL BEDROOM SIX**  
11'8" x 7'8" (3.58 x 2.35)



This reception room is currently being used a study but it could also potentially be another bedroom and includes; double glazed window to the front elevation and a central heating radiator.



**FIRST FLOOR ACCOMMODATION**

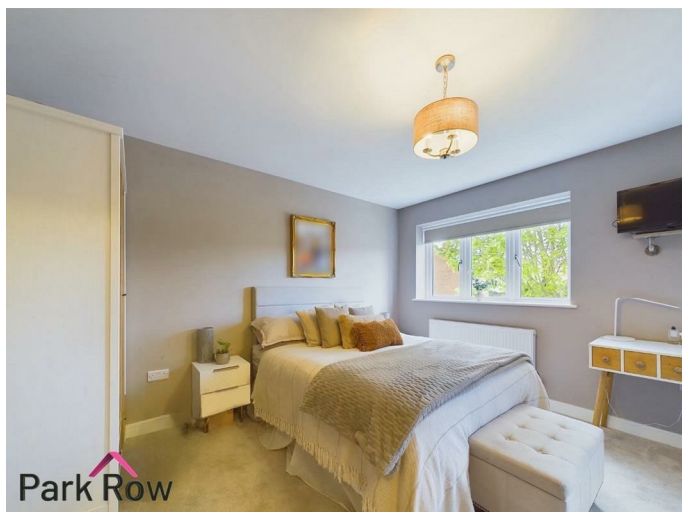
**LANDING**  
7'6" x 5'0" (2.30 x 1.53)



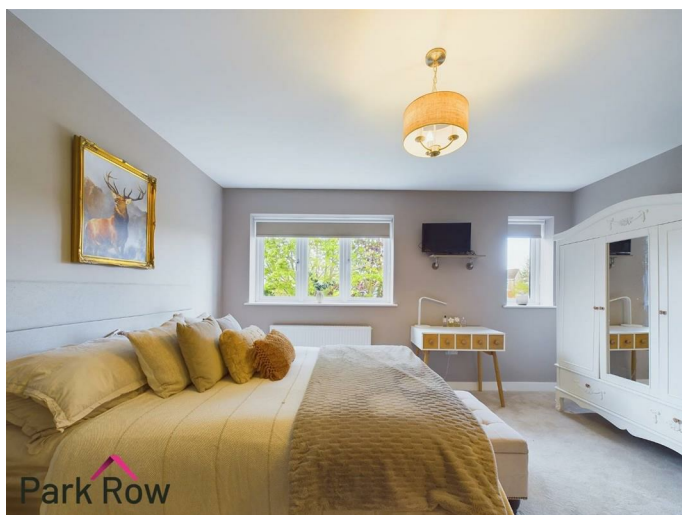
Double glazed window to the side elevation, central heating radiator, stairs which lead to the second floor accommodation and internal doors which lead into;

## BEDROOM ONE

14'0" x 12'8" (4.28 x 3.88)



Two double glazed windows to the front elevation, central heating radiator and an internal door which leads into;



## ENSUITE

9'8" x 3'0" (2.96 x 0.92)



Includes a white suite comprising; close coupled w/c, floating hand basin with chrome taps over and a black tiled splashback to match the shower plus a fully tiled walk in shower with mains shower and a glass shower screen.

## BEDROOM TWO

11'6" x 10'4" (3.52 x 3.15)



Double glazed window to the front elevation, central heating radiator and an internal door which leads into;

### EN-SUITE

7'8" x 3'1" (2.34 x 0.96)



Obscure double glazed window to the rear elevation and includes a white suite comprising; close coupled w/c, floating hand basin with chrome taps over and grey tiled splashback to match the shower plus a fully tiled walk in shower with mains shower above and a glass shower screen.

### BEDROOM THREE

9'11" x 9'5" (3.04 x 2.88)



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

### FAMILY BATHROOM

6'11" x 5'10" (2.13 x 1.78)



Obscure double glazed window to the rear elevation and includes a white suite comprising; close coupled w/c, rectangular bowl hand basin set on top of a wood-effect unit with storage and a freestanding tap over, tiled bath with mains waterfall shower above and a glass shower screen, LED spotlights to the ceiling and the full room is tiled floor to ceiling.

### SECOND FLOOR ACCOMMODATION

#### LANDING

3'11" x 3'2" (1.20 x 0.99)



Double glazed window to the side elevation, double glazed Velux window allowing in floods of light and internal doors which lead into;



## BEDROOM FOUR

16'4" x 7'3" (4.98 x 2.22)



Double glazed window to the front elevation, double glazed Velux window to the side elevation, cupboard with eaves storage and a central heating radiator.



## BEDROOM FIVE

10'9" x 7'3" (3.28 x 2.23)

Double glazed window to the rear elevation, double glazed Velux window to the side elevation, cupboard with eaves storage and a central heating radiator.

## EXTERIOR

## FRONT



To the front of the property there is a gravel driveway with space for a couple of vehicles which extends to a pathway leading to the side of the property, two wooden pedestrian gates which give access to the rear garden, porch over the entrance door, perimeter border surrounding filled with mature shrubs, beautiful established tree to the front and the rest is mainly lawn which wraps around the right hand side of the property.





## REAR



Accessed via the wooden gates to the front of the property or through the door in the utility and the double doors in the kitchen/dining room where you will step out onto; a curved decking area with wooden railing surrounding with space for seating, gravel area down the left hand side of the property with lots of space, steps down to the rest of the garden, perimeter stone walls to both sides, perimeter grey fencing to the bottom, a further gravel area and the rest is mainly artificial grass.



## TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: D

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.

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.

### **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

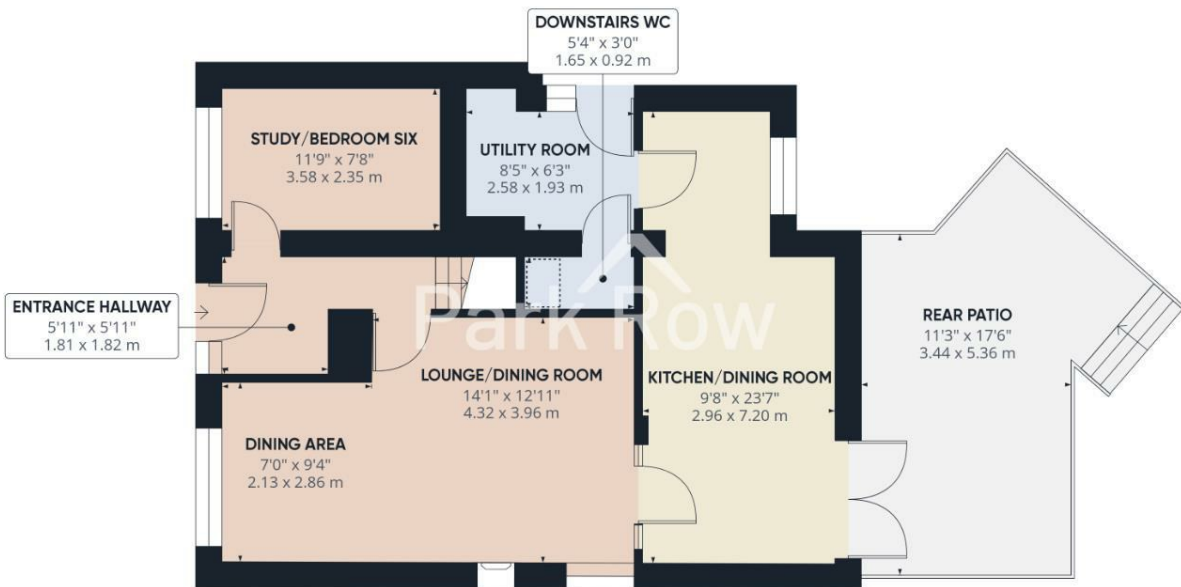
PONTEFRACT - 01977 791133

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



**Approximate total area<sup>(1)</sup>**  
706.95 ft<sup>2</sup>  
65.68 m<sup>2</sup>

**Reduced headroom**  
4.69 ft<sup>2</sup>  
0.44 m<sup>2</sup>

(1) Excluding balconies and terraces

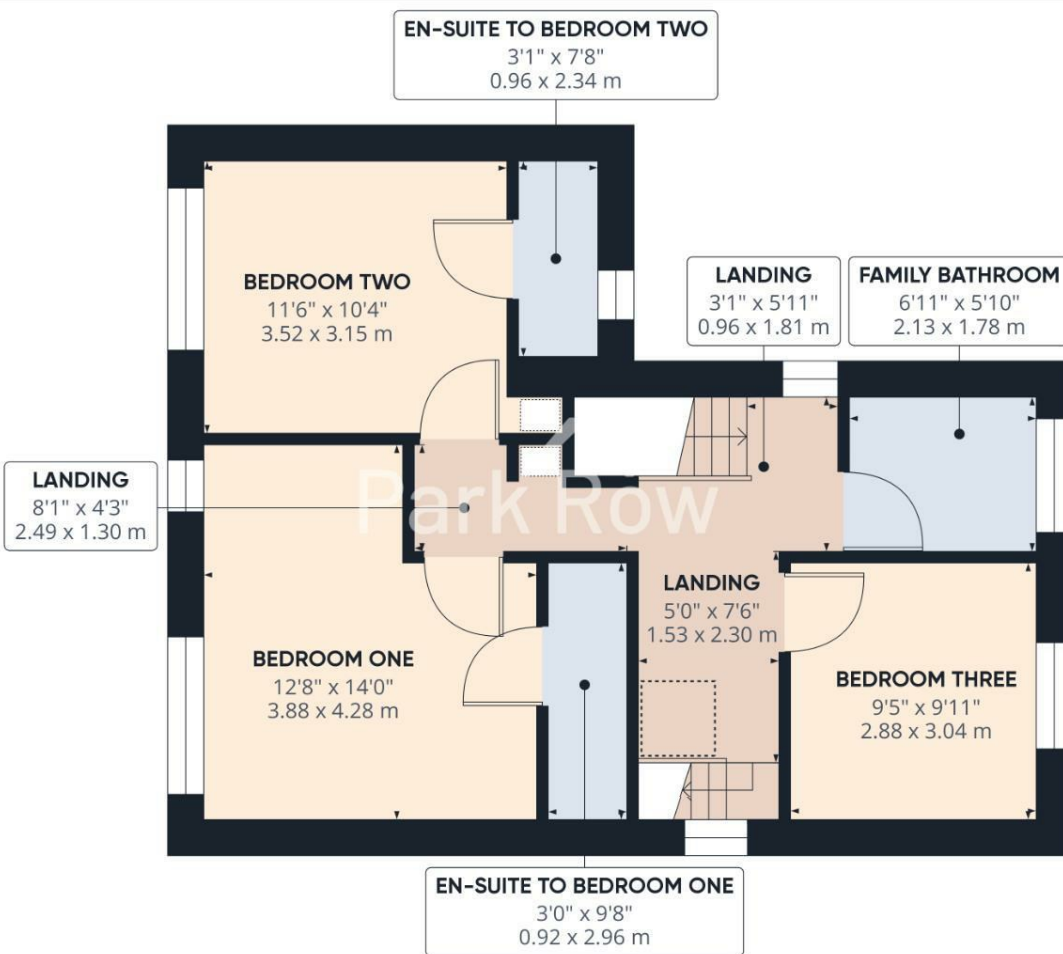
 Reduced headroom  
(below 1.5m/4.92ft)

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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Floor 0





Floor 1

**Approximate total area<sup>(1)</sup>**  
579.24 ft<sup>2</sup>  
53.81 m<sup>2</sup>

**Reduced headroom**  
7.27 ft<sup>2</sup>  
0.68 m<sup>2</sup>

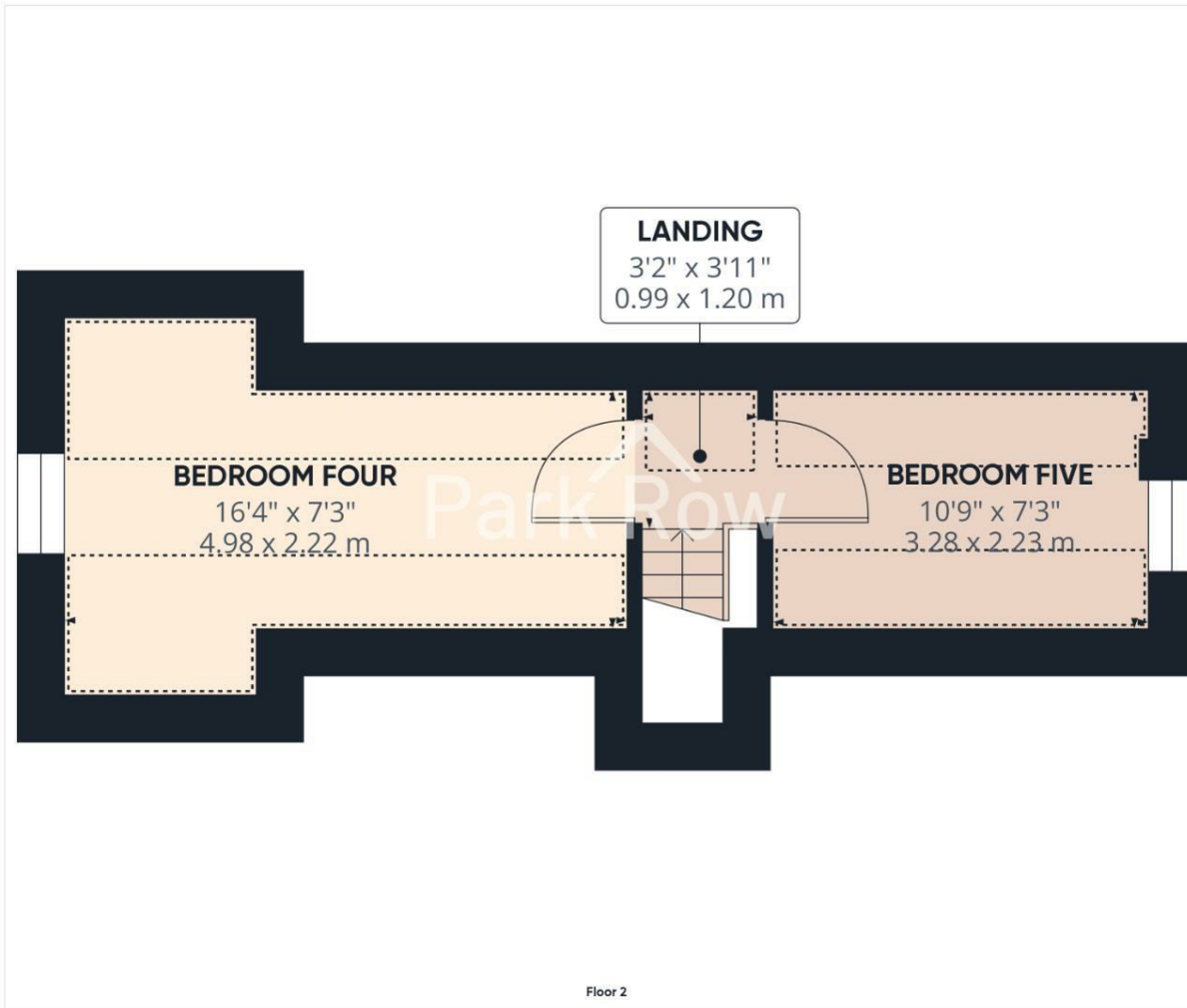
(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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**Approximate total area<sup>(1)</sup>**  
234.03 ft<sup>2</sup>  
21.74 m<sup>2</sup>

**Reduced headroom**  
150.73 ft<sup>2</sup>  
14 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

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