

Park Row



School Lane, South Milford, Leeds, LS25 5NA

Offers In Excess Of £375,000



****DETACHED HOME**THREE BEDROOMS**GARAGE**PARKING**ENCLOSED REAR GARDEN**STUNNING THROUGHOUT**IDEAL LOCATION FOR A FAMILY****
Nestled within the charming street School Lane in the sought after village of South Milford, is this remarkably comfortable and tastefully designed, two-storey residential gem spanning a total area of 947.22 square feet. This vibrant home comprises of an inviting lounge and an open plan kitchen/dining room, equipped with quality integral appliances and double doors which perfectly frame the captivating view of the rear garden, ensuring a perfect blend of indoor outdoor living that's ideal for entertaining. The first floor hosts three well-sized bedrooms and a neatly fitted bathroom, promising a relaxed, comfortable haven. Situated in a prime location, it's just a skip away from the local BP petrol station, the esteemed Cumin Lounge Indian Restaurant, the inviting T Post Tearoom for your quaint afternoon tea, and The Thack for your night life needs. Also quickly accessible are the South Milford Train Station for easy commuting and the South Milford Surgery for your healthcare needs. Snap up this fantastic property and bask in the perfect balance of contemporary urban living and rustic country charm.
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 composite door with an obscure glass panel insert which leads into;

PORCH

3'10" x 3'1" (1.18 x 0.94)

Alcove with built in storage and an internal door which leads into;

LOUNGE

16'9" x 11'9" (5.13 x 3.60)



Double glazed bay window to the front elevation, radiator with a white wooden radiator cover, electric point for television, broadband point and an open doorway which leads into;



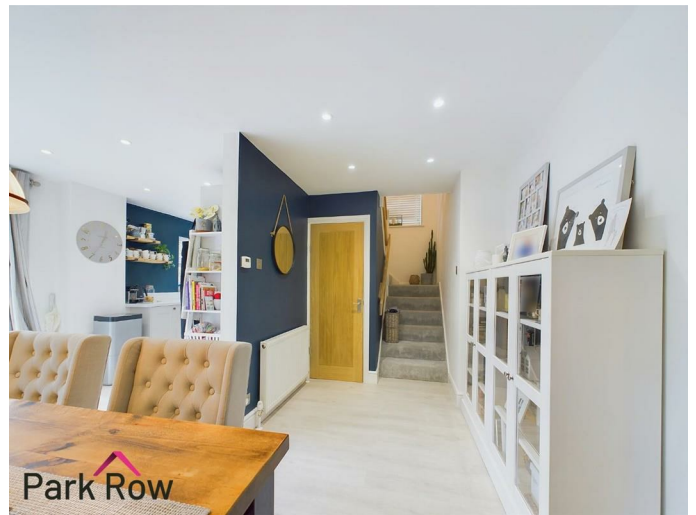
KITCHEN/DINING ROOM

14'1" x 20'5" max (4.31 x 6.23 max)



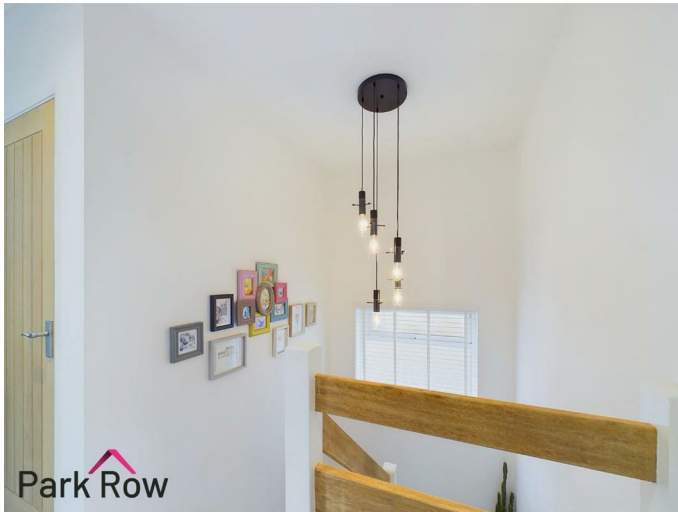
The kitchen/dining room is U-Shaped with the stairs to the first floor accommodation and the whole area includes; Double glazed window to the rear elevation, composite door with a frosted glass panel which leads out to the side of the property, light grey shaker-style wall and base units surrounding the kitchen area, four ring gas hob with extractor fan over and NYC subway-style tiled splashback behind, built in double oven, square edge worktop, white drainer sink with chrome taps over, integral fridge/freezer, LED spotlights to ceiling, two central heating radiators, door leading into a cupboard with storage plus a double glazed double door which leads out to the rear garden.





FIRST FLOOR ACCOMMODATION

LANDING



Double glazed window to the side elevation, lighting pendant above the stairs, loft access and internal doors which lead into;

BEDROOM ONE

11'7" x 10'7" (3.54 x 3.24)



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

BEDROOM TWO

10'9" x 10'6" (3.29 x 3.22)



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

BEDROOM THREE

9'9" x 7'8" (2.99 x 2.35)



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

FAMILY BATHROOM

9'8" x 5'5" (2.97 x 1.66)



Obscure double glazed window to the rear elevation and includes a white suite comprising; close coupled w/c, rectangular rounded edge hand basin set onto a curved anthracite grey unit with storage, P-shaped bath with mains shower above and a glass shower screen, fully tiled floor to ceiling, matt black towel radiator and LED spotlights to the ceiling.

EXTERIOR

FRONT



The front has a blocked paved driveway which leads to the garage and to the front entrance door, decorative graveled area and border with mature trees and shrubs, a pedestrian access gate to the left of the property leads to the rear garden and a further footpath leads down the right hand side of the property giving access to the rear.

REAR



Accessed via the pedestrian pathways down each side of the property, the kitchen door from the side elevation or the patio doors in the dining area where you will step out onto; a decked area with space for seating with dwarf wall surrounding, steps up through a wooden garden arch leads up to a lawned area with mature borders to either side, one filled with gravel and the other with bark, further gravelled area with space for seating, space for garden shed, perimeter fencing to either side and conifer hedging to the rear giving the garden a space of privacy for you to relax in and has an outside tap plus outdoor lighting.





GARAGE

With an up and over door with power and lighting plus a PIR light above.

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: 4/5G

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, Wed, 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

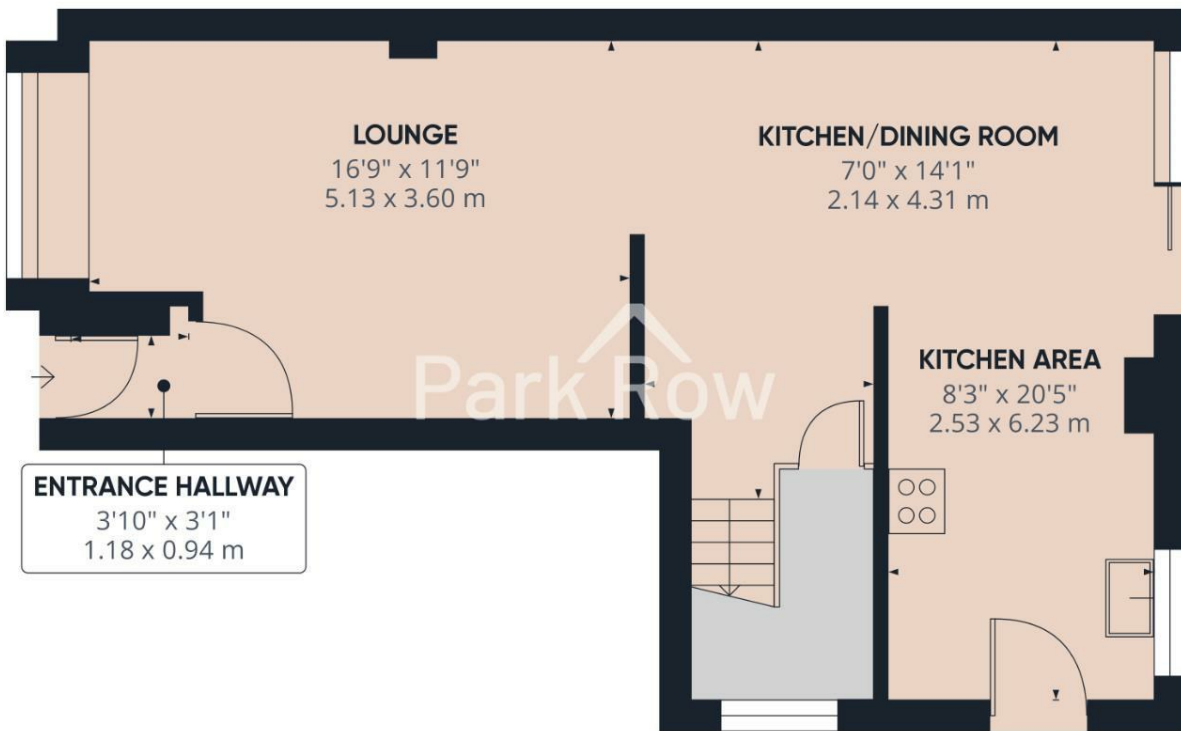
CASTLEFORD - 01977 558480

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⁾
520.5 ft²
48.36 m²

(1) Excluding balconies and terraces

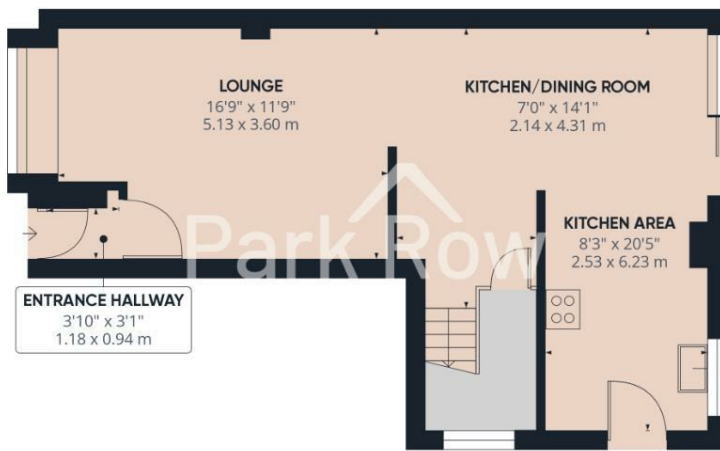
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

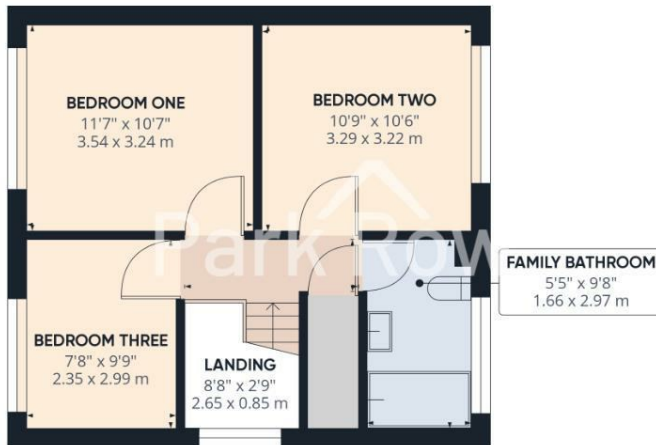
Floor 0







Floor 0



Floor 1

Park Row

Approximate total area⁽¹⁾
947.53 ft²
88.03 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.

GIRAFFE 360

T 01977 681122
W www.parkrow.co.uk

34 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BA
sherburn@parkrow.co.uk

