

# Park Row



## West Milford Lane, Towton, Tadcaster, LS24 9BF

Offers In Excess Of £475,000



**\*\*DETACHED HOUSE\*\*FOUR BEDROOMS\*\*ON A SELECT DEVELOPMENT OF JUST TWO PROPERTIES\*\*DOWNSTAIRS W/C\*\*TWO ENSUITES\*\*ENCLOSED REAR GARDEN\*\*GARAGE & PARKING\*\*STUNNING THROUGHOUT WITH HIGH SPECIFICATIONS\*\*NO UPWARD CHAIN\*\*SOUGHT AFTER VILLAGE LOCATION\*\***

Nestled in the charming West Milford Lane of Towton, Tadcaster, this detached house is a true gem waiting to be discovered. Boasting open plan kitchen/dining/living area, separate lounge, four bedrooms, two en-suites and family bathroom spread across 1,721 sq ft, this property offers ample space for comfortable living. Situated in a select development of just two properties, this home exudes exclusivity and privacy. The four bedrooms are beautifully designed, with two of them featuring en-suites for added convenience. The family bathroom is elegantly appointed, catering to both style and functionality.

Step outside to the enclosed rear garden, a tranquil oasis perfect for relaxing or entertaining guests. With a single garage and parking space, practicality meets luxury seamlessly in this property. This stunning home is crafted with high specifications throughout, ensuring a modern and sophisticated living experience for its future owners. The absence of an upward chain simplifies the buying process, making this residence even more appealing.

Don't miss the opportunity to own this exquisite detached house in a sought-after location. Book a viewing today and envision the lifestyle that awaits you at West Milford Lane. **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 FRIDAYS and until 1PM SATURDAYS!**



## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a blue composite door with glass panel inserts plus a storm porch over and a courtesy light which leads into:

### ENTRANCE HALLWAY

22'2" x 6'6" (6.76 x 2.00)



Double glazed window to the front elevation, central heating radiator, stairs which lead to the first floor accommodation with wooden balustrades and spindles, door which leads into understairs cupboard with space for storage, spotlights to the ceiling and oak doors which lead into;

### LOUNGE

19'0" x 12'8" (5.81 x 3.88)



Double glazed window to the front elevation, central heating radiator and electric points for a television.



### DOWNSTAIRS W/C

6'8" x 2'9" (2.05 x 0.84)



A white suite comprising: close coupled w/c plus a handbasin with tiled splashback and vanity unit below.



## KITCHEN

10'4" x 9'1" (3.16 x 2.77)



Double glazed window to the rear elevation, wall and base units in a grey high gloss finish in a handle-less design, white worktops with splashback, four ring gas hob with an extractor over and stainless steel splashback, built in 'Zanussi' double electric oven, space and plumbing for washing machine, integral dishwasher, integral fridge/freezer, spotlights to the ceiling and is open plan which leads through to;



## DINING/LIVING AREA

15'0" x 12'9" (4.58 x 3.89)



Double glazed bi-fold doors which lead out into the rear

garden, central heating radiator, space for dining table and chairs and space for sofa.



## BEDROOM TWO

10'2" x 12'7" (3.12 x 3.84)



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



## FIRST FLOOR ACCOMMODATION

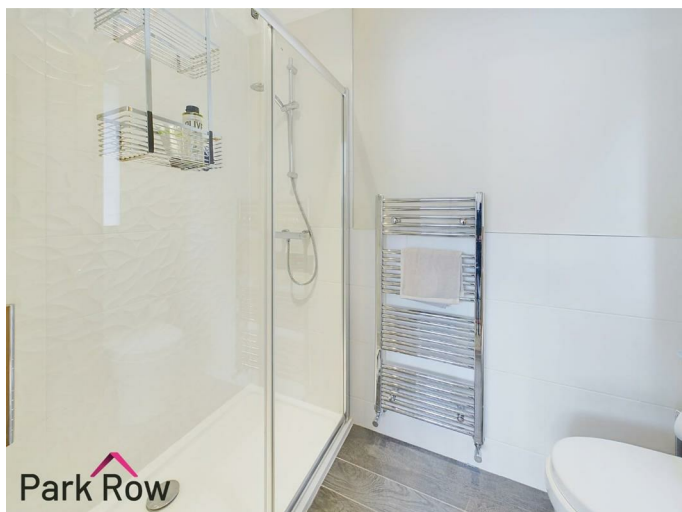
### LANDING

10'1" x 4'0" (3.08 x 1.24)

Oak doors which lead into;

## ENSUITE

4'7" x 7'4" (1.40 x 2.24)



Obscure double glazed window to the side elevation and includes a white suite comprising: walk in shower with mains shower above and glass shower screen, close coupled w/c, handbasin with chrome tap over and vanity unit below, shaver point, chrome heated towel rail, fully tiled within the shower cubicle, half tiled to remaining walls, extractor fan to wall plus spotlights to the ceiling.

## BEDROOM THREE

15'1" x 9'9" (4.62 x 2.99)



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



## BEDROOM FOUR

11'3" x 9'7" (3.45 x 2.94)



Double glazed window to the rear elevation, door which leads into a storage cupboard and a central heating radiator.



## FAMILY BATHROOM

8'7" x 6'9" (2.63 x 2.08)



Obscure double glazed window to the front elevation and includes a white suite comprising: panel bath with chrome taps over, mains shower above with glass shower screen, close coupled w/c, handbasin with chrome tap over and vanity unit below, shaver point, chrome heated towel rail, spotlights to the ceiling, extractor fan to wall, fully tiled around the bath area and half tiled to remaining walls.

## SECOND FLOOR ACCOMMODATION

### LANDING

3'6" x 4'9" (1.08 x 1.45)

Has a velux window and an oak door which leads into:

### BEDROOM ONE

22'7" x 12'1" (6.89 x 3.70)



Double glazed window to the rear elevation and two velux windows to the front elevation, two central heating radiators, spotlights to the ceiling and two doors which lead into eave storage and a oak door which leads into;



### ENSUITE

7'6" x 7'2" (2.31 x 2.20)



Obscure double glazed window to the rear elevation and

includes a white suite comprising: shower cubicle with mains shower above and glass shower screen, close coupled w/c, handbasin with chrome tap over and tiled splashback with vanity unit under, chrome heated towel rail, shaver point, spotlights and extractor fan to the ceiling and fully tiled within the shower cubicle.

## EXTERIOR

### FRONT



To the front of the property is a shared driveway which leads to the single garage, a paved pathway which leads down the side of the garage to a gravelled area with further space for parking, paved footpath which leads to the front entrance door and to the pedestrian access gate which gives access to the rear, the rest is mainly Astro turf with wooden perimeter fencing/conifers to the left hand side.



### REAR



Accessed via the pedestrian gate down the side of the property or the bi-fold doors in the dining/living area where you will step out onto: a paved area with space for seating, the rest is laid to lawn and has wooden perimeter fencing to all sides.







## TENURE AND COUNCIL TAX

Tenure: Freehold  
Local Authority: North Yorkshire Council  
Tax Banding: F

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: LPG  
Sewerage: Mains  
Water: 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.

## SINGLE GARAGE




Stone built single garage with up and over door, courtesy light and includes; power, lighting and an electrical vehicle charging point.

## 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

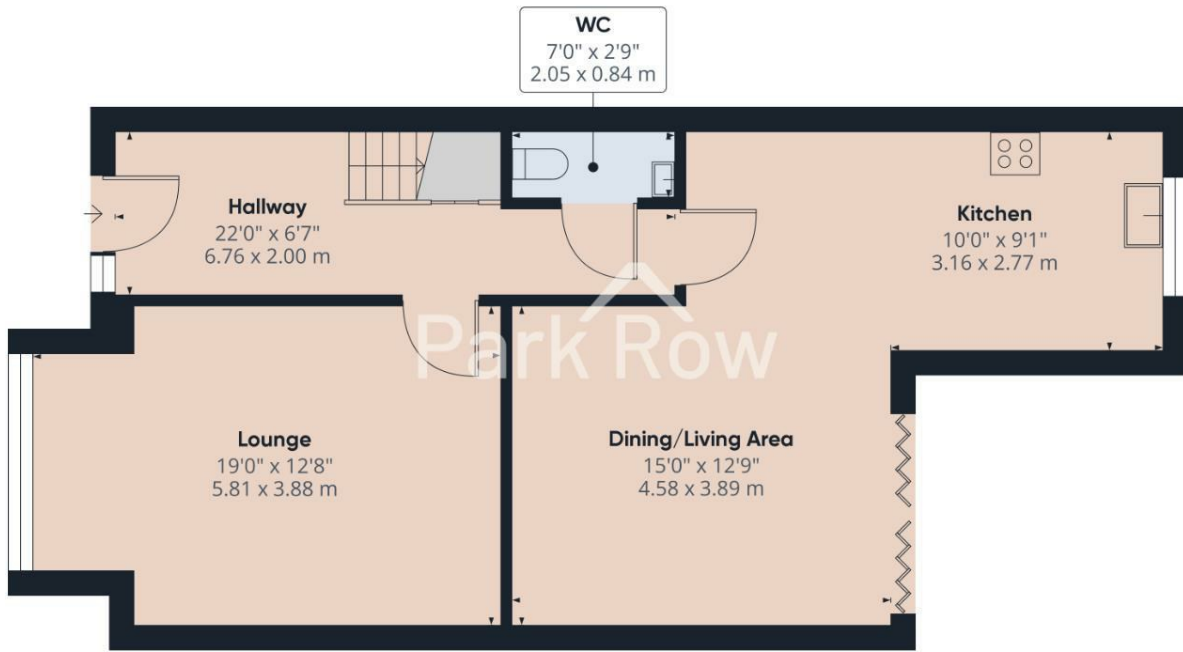
CASTLEFORD - 01977 558480

### **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<sup>(1)</sup>  
731.19 ft<sup>2</sup>  
67.93 m<sup>2</sup>

(1) Excluding balconies and terraces

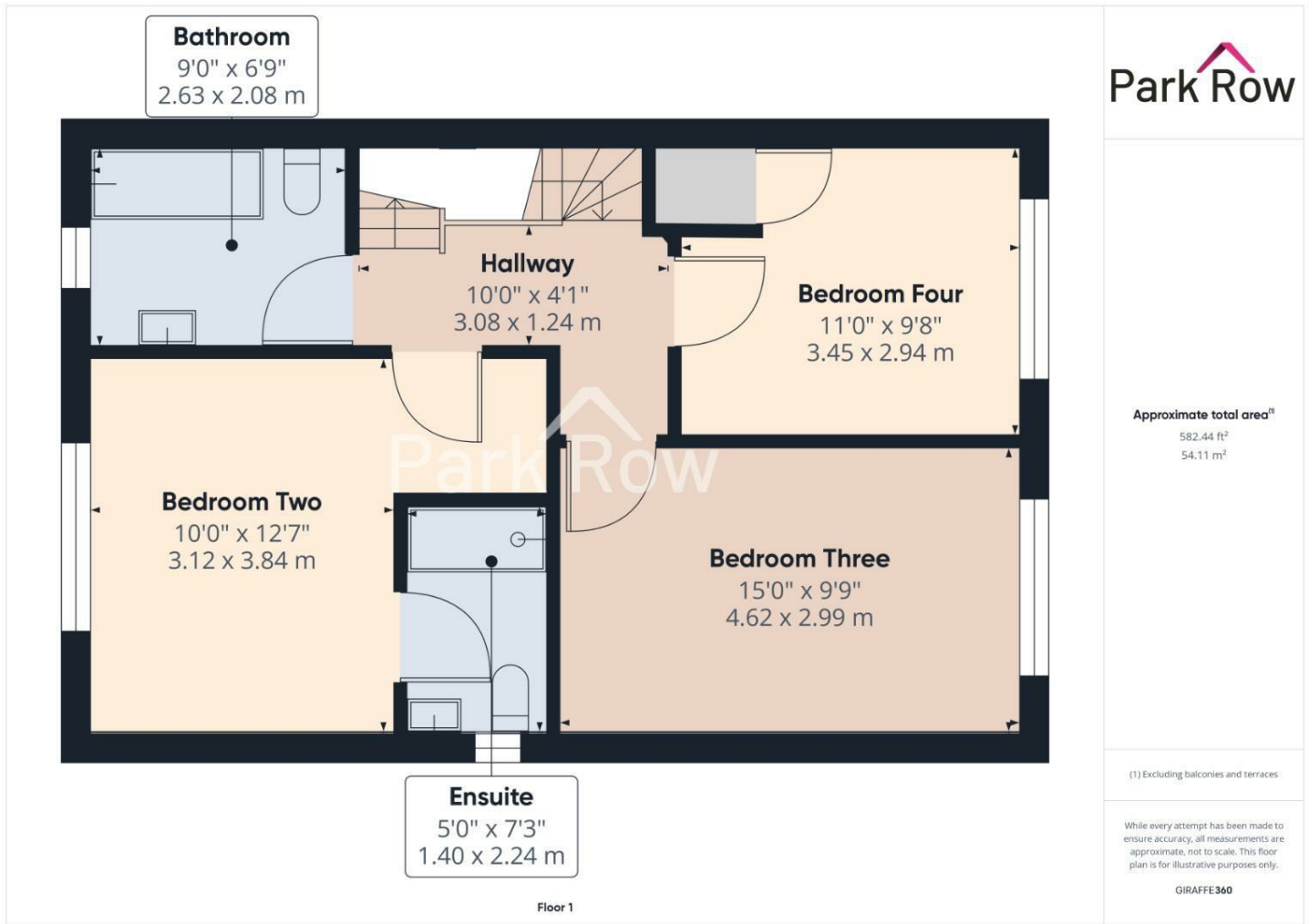
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

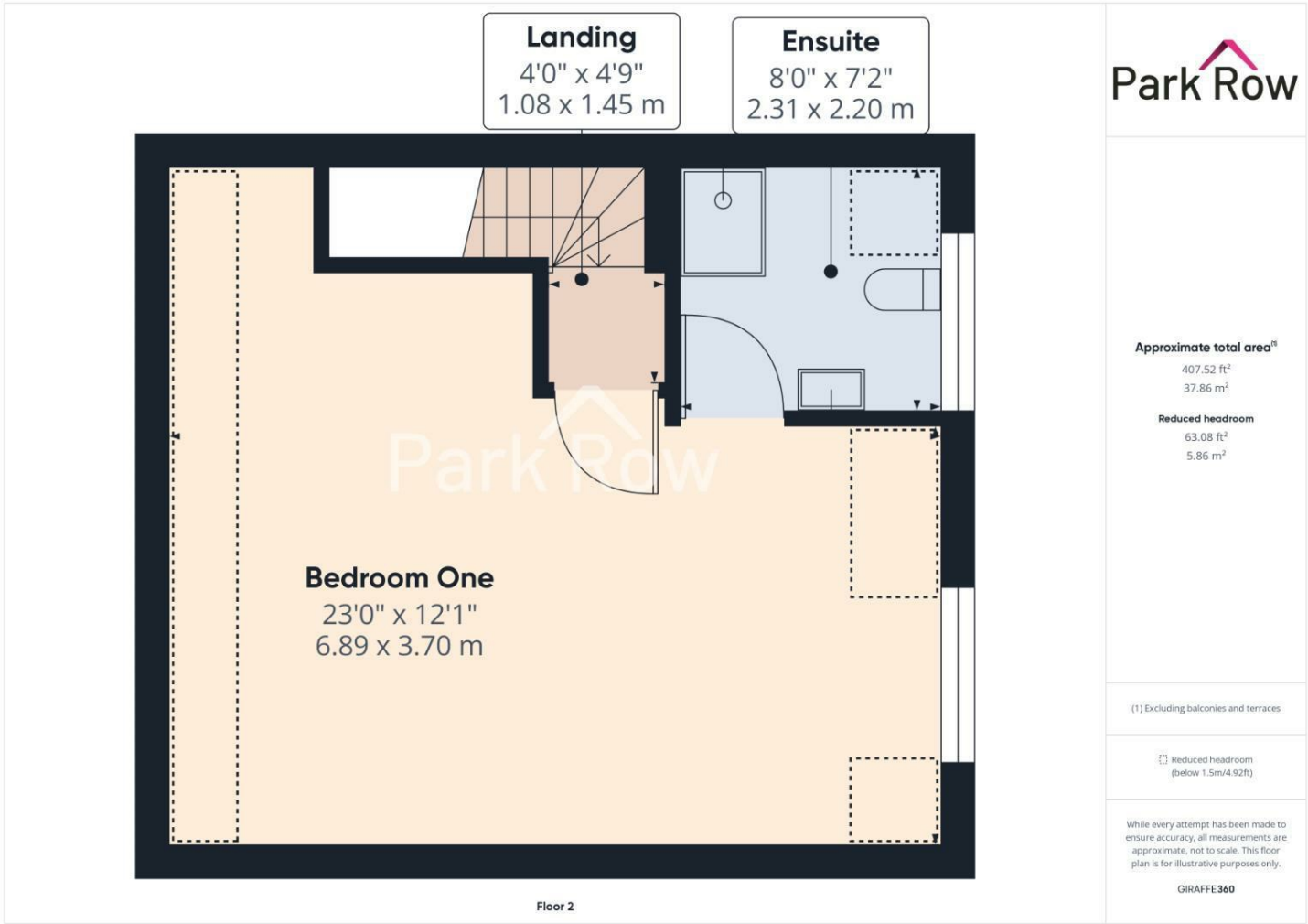
GIRAFFE 360

Floor 0













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