

Park Row



The Bales, South Milford, Leeds, LS25 5GG

Offers In Excess Of £260,000



SEMI DETACHEDTHREE BEDROOMS*ENSUITE TO BEDROOM ONE**DOWNSTAIRS W/C**TWO RECEPTIONS ROOMS**GARAGE & PARKING****

Nestled in the charming area of The Bales, South Milford, Leeds, this delightful semi-detached house is a true gem waiting to be discovered. Boasting two reception rooms, three bedrooms, and two bathrooms, this property offers a perfect blend of space and comfort for a growing family or those who love to entertain. As you step inside, you are greeted by a warm and inviting atmosphere, with two reception rooms providing ample space for relaxation and social gatherings. The well-appointed bedrooms offer a peaceful retreat, with the ensuite in the main bedroom adding a touch of luxury to everyday living. One of the highlights of this property is the convenient downstairs W/C, ensuring practicality and ease for residents and guests alike. The garage and parking facilities for up to two vehicles provide both security and convenience, a rare find in such a desirable location. With a total of 1,043 sq ft of living space, this home offers a comfortable and spacious layout that is perfect for modern living. Whether you're looking to unwind in the tranquility of the bedrooms or host lively gatherings in the reception rooms, this property caters to all your needs. Don't miss the opportunity to make this charming semi-detached house your new home.

Book a viewing today and step into a world of comfort, style, and convenience in the heart of South Milford.

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 graphite composite door with glass panel inserts, glass side panels and storm porch over which leads into:

ENTRANCE HALLWAY

9'2" x 8'7" (2.80 x 2.62)



Stairs to first floor accommodation with wooden balustrades and spindles, central heating radiator and internal doors which lead into;

DOWNSTAIRS W/C

7'2" x 2'9" (2.19 x 0.84)

Obscure double glazed window to the side elevation and includes a white suite comprising: close coupled w/c, handbasin with chrome taps over and tiled splashback set within a vanity unit with storage below plus a central heating radiator.

LOUNGE

17'11" x 10'11" (5.48 x 3.35)



Double glazed window to the front elevation, two central heating radiators, television points and double glazed double doors which out to the rear elevation.





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DINING ROOM

11'2" x 7'9" (3.41 x 2.38)



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Double glazed window to the side elevation, central heating radiator, television points and and space for dining table plus chairs.

KITCHEN

14'7" x 9'10" (4.45 x 3.00)



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Double glazed window to the rear elevation, wall and base units in a cream gloss finish with stainless steel handles, square edge worktops with tiled splashbacks, four ring gas hob with extractor over and stainless steel splashback, built in double electric 'Neff' oven, one and half drainer dark grey sink with pull out spray mixer tap, integral dishwasher, space for free standing fridge/freezer, central heating radiator, a door which leads into storage cupboard and has a composite door with glass panel insert leads to the rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

8'11" x 6'3" (2.74 x 1.93)

Double glazed window to the rear elevation, loft access, central heating radiator and internal doors which lead into;

BEDROOM ONE

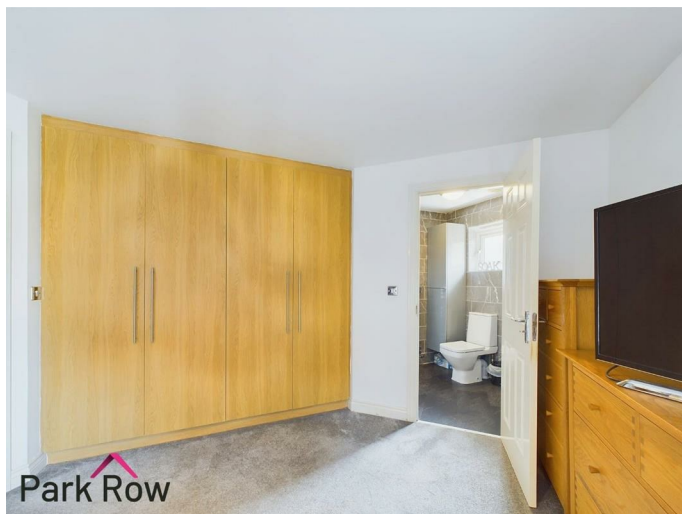
15'5" x 10'11" (4.72 x 3.34)



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Double glazed window to the side elevation, central heating

radiator, television points, built in double wardrobes and a door which leads into:



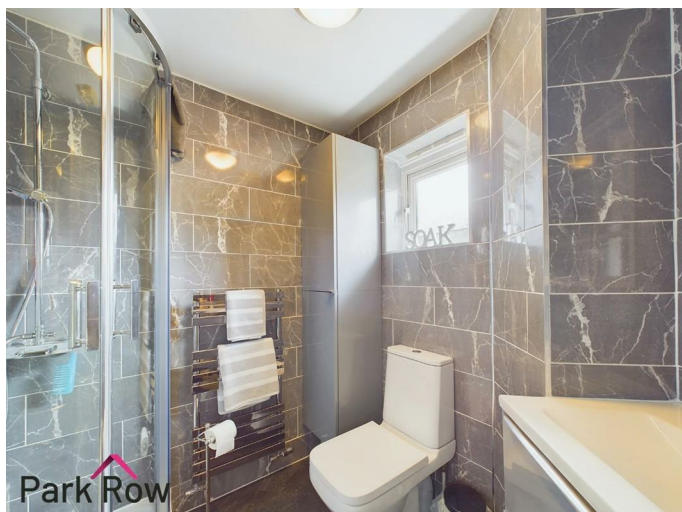
BEDROOM TWO

9'3" x 10'11" (2.83 x 3.35)



ENSUITE

6'3" x 6'11" (1.92 x 2.11)



BEDROOM THREE

8'3" x 7'8" (2.53 x 2.34)



Double glazed window to the front elevation and includes a white suite comprising: corner shower cubicle with mains shower and glass shower screen, close coupled w/c, handbasin with chrome tap over and vanity unit below, shaver point, chrome heated towel rail, floating storage unit and is fully tiled to all walls.

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

FAMILY BATHROOM

6'7" x 6'6" (2.03 x 1.99)

Obscure glass double glazed window to the side elevation and includes a white suite comprising: panel bath with chrome tap over and shower attachment above, close coupled w/c, handbasin with chrome tap over set within a vanity unit with storage below, fully tiled and has an extractor fan to the ceiling.

EXTERIOR

FRONT



To the front of the property there is a wooden pedestrian access gate which leads to the front entrance door, low level maintenance garden containing flagged/gravel areas which continues round to the left hand side of the property.

SIDE



To the right hand-side of the property is a tarmac driveway which leads to the garage and has space for 2 cars, gravelled area to the side and wooden pedestrian access gate which gives access to the rear.

REAR



Accessed via the wooden pedestrian access gate at the side of the property, the kitchen door or the double doors in the lounge where you will step out onto: a paved area with space for seating, wooden steps lead up to a further paved area with additional space for seating, outside tap, outside lighting and has wooden perimeter fencing to one side and perimeter wooden fencing and bricks walls to the other.





GARAGE

Accessed via an up and over door from the driveway and includes power plus lighting.

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, 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

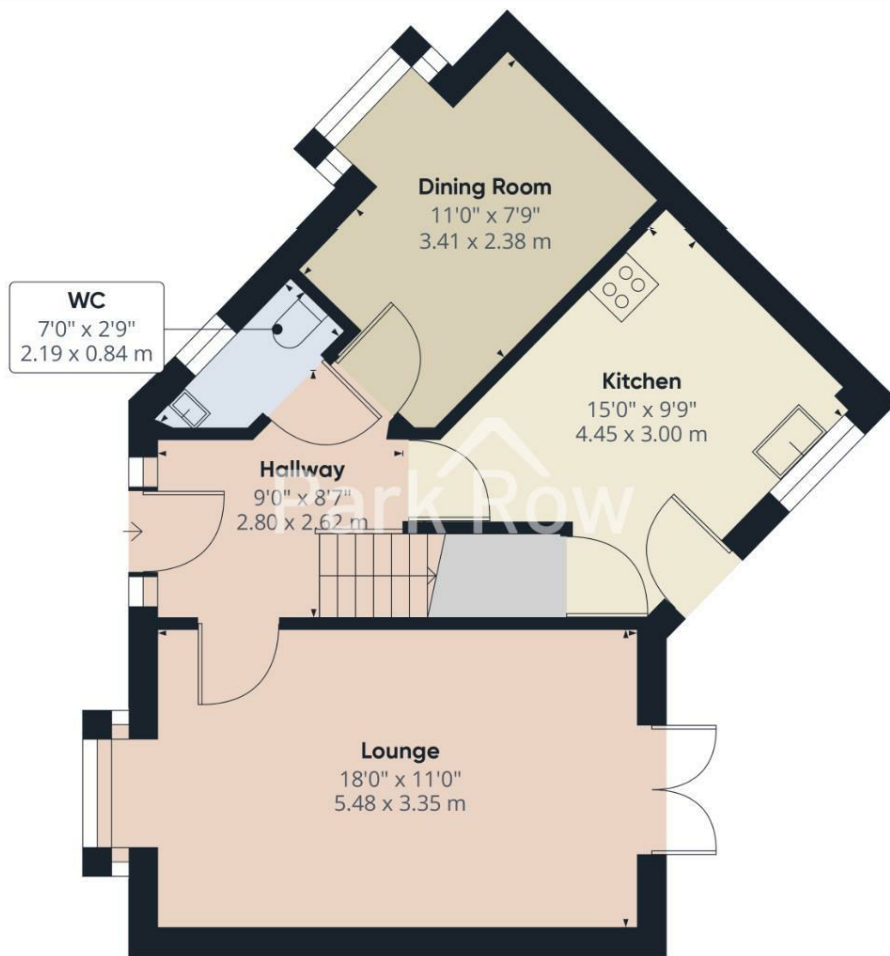
PONTEFRACT - 01977 791133

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

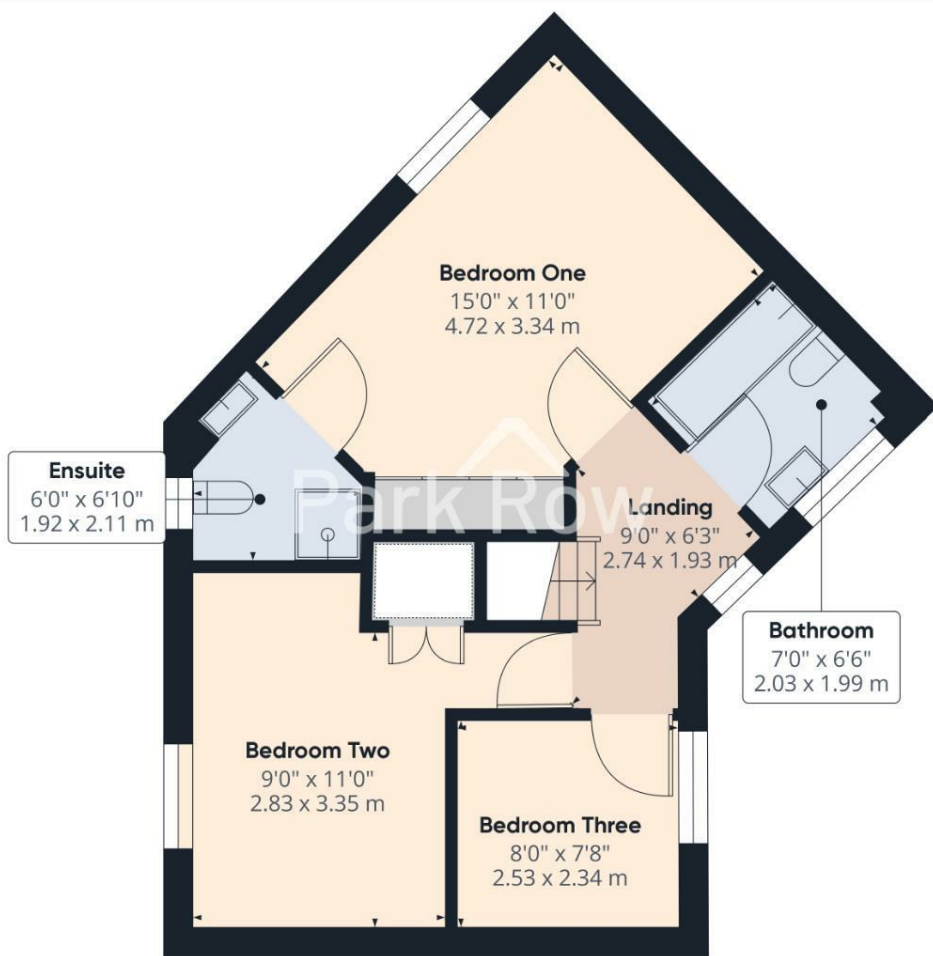
Approximate total area⁽¹⁾
547.24 ft²
50.84 m²

(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 1

Approximate total area⁽¹⁾

495.89 ft²
46.07 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 1

Park Row

Approximate total area¹
1043.13 ft²
96.91 m²

(1) Excluding balconies and terraces

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