

# Park Row



## Meadows Edge, Biggin, Leeds, LS25 6GL

Offers In Excess Of £1,000,000



**\*\*IMPRESSIVE PREMIUM DETACHED HOME\*\*SELECT DEVELOPMENT OF FIVE PROPERTIES\*\*FIVE BEDROOMS\*\*DETACHED DOUBLE GARAGE\*\*PARKING FOR MULTIPLE VEHICLES\*\*SPACIOUS Paddock\*\*FOUR BATHROOMS\*\*SPACIOUS GARDENS TO THE FRONT AND REAR\*\*HIGH SPECIFICATION THROUGHOUT\*\*VIEWING IS A MUST\*\***

Welcome to Meadows Edge, a stunning development consisting of 'five' bespoke luxury homes located in the picturesque village of Biggin.

This exquisite property boasts not only a prime location but also a wealth of impressive features that are sure to captivate your heart.

As you step inside, you are greeted by two spacious reception rooms that offer ample space for entertaining guests or simply unwinding after a long day. With four generously sized bedrooms and four modern bathrooms, this house provides the perfect blend of comfort and style for you and your family.

The heart of this home lies in its meticulously designed handcrafted kitchen from 'Neptune', complete with integrated appliances such as a range cooker, dishwasher, fridge/freezer, and even a wine cooler. The kitchen also features granite work surfaces, low-level LED downlighters, and underfloor heating, creating a warm and inviting atmosphere for culinary delights.

The attention to detail is evident throughout the property, with oak internal doors, a handmade staircase, and bi-fold doors that lead to the beautifully landscaped garden.

Furthermore, this house is equipped with quality luxury fitted bathrooms, brushed stainless steel dimmer light switches and power sockets throughout and CAT 6 cabling for all your technological needs. Your peace of mind is also taken care of with a NACOSS approved burglar alarm, multi-point locking doors, and electronically operated garage doors.

Don't miss this opportunity to own a piece of luxury living in Meadows Edge. Book a viewing today and experience the epitome of village charm combined with high-end specifications.

**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**



## THE DEVELOPMENT AND SPECIFICATIONS

Meadows Edge is a stunning development consisting of 'five' bespoke luxury homes located in the picturesque village of Biggin. This property being the 'Premium' property of the development.

The specifications are as follows;

Handcrafted Kitchen from 'Neptune'.

Integrated Appliances to include: Range Cooker, dishwasher, fridge/freezer plus a substantial wine cooler.

Granite Work Surfaces.

Low level LED Downlighters.

Underfloor heating downstairs.

Handmade Staircase with painted spindles and oak handrails.

Oak internal doors throughout.

Bi-fold doors to the Kitchen/Living Areas.

Log burner set within a fireplace with a handcrafted oak mantelpiece plus a feature brick inlay and a stone hearth.

Quality fitted bathrooms.

Brushed stainless steel dimmer light switches and power sockets throughout.

CAT 6 Cabling for telephone and computer services.

External power socket to patio area.

NACOSS approved burglar alarm with multi position controls.

Security System Cameras recently installed and compliant with North Yorkshire Police.

Alarm control key pad at the front door, back door and master bedroom

Multi point locking to all external doors.

Movement sensitive lights to all elevations of the property.

Electronically operated insulated sectional up and over garage doors with remote handsets.

Balance of remaining build warranty.

Auto Water Softener System that uses Salt Blocks which improves water quality.

## AGENTS NOTE

The property has unfettered Land Register Rights of Access

from Meadows Edge Road across the paddocks of Homes-1/2/3 into the paddock of Appleton House, to provide provision for maintenance to the paddock/property.

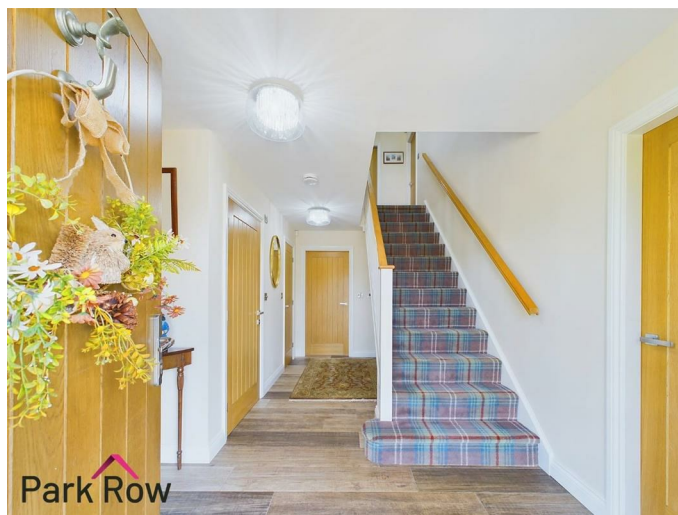
## GROUND FLOOR ACCOMMODATION

### ENTRANCE

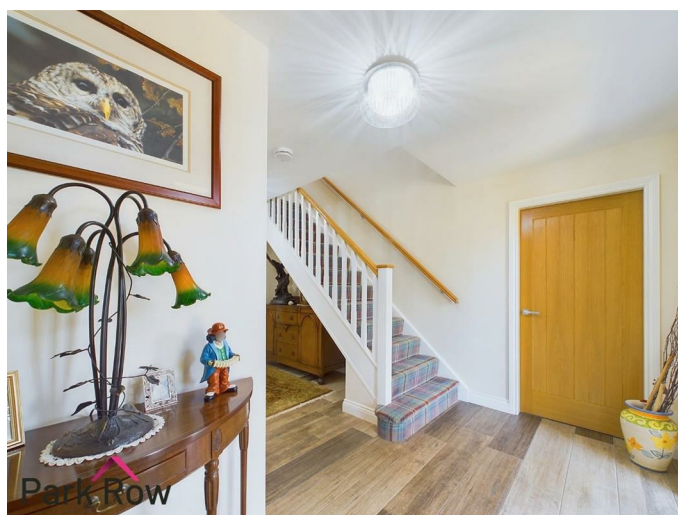
Enter through an oak door with full length double glazed windows either side plus an oak oversized porch over which leads through into;

### ENTRANCE HALLWAY

7'7" x 15'6" (2.33 x 4.73)



Handmade staircase with painted spindles and oak handrails leading to the first floor accommodation, underfloor heating, oak internal doors which lead through to the storage/communication cupboard plus further internal oak doors which lead through to;



## STUDY/POTENTIAL BEDROOM FIVE

12'8" x 9'3" (3.87 x 2.82)



Two double glazed sash windows to the front elevation and a central heating radiator.

## LOUNGE

15'0" x 15'3" (4.59 x 4.65)



Two double glazed sash windows to the front elevation plus two to the side elevation, two central heating radiators, broadband point, log burner set within a fireplace with a handcrafted oak mantelpiece plus a feature brick inlay and a stone hearth, complete with recessed dimmer control lighting.



## DOWNSTAIRS W/C

3'4" x 5'6" (1.03 x 1.68)



Includes a white suite comprising: close coupled w/c, under-floor heating and a handbasin set within a white gloss unit with chrome taps over plus tiled splashback.

**KITCHEN/LIVING AREA**  
16'0" x 21'10" (4.88 x 6.66 )



The kitchen/dining/living area is an L-shaped open plan room which seamlessly blends all spaces making the most perfect space to entertain all of your family and friends.

The kitchen/living area includes; A stunning handcrafted kitchen from 'Neptune' which incorporates plenty of white shaker-style wall/tall plus base units with plenty of space for storage, granite work surfaces, tiled splashbacks, five ring gas range cooker with a built in extractor over and built in LED downlighters, integrated substantial wine cooler, integrated fridge/freezer built within units, fabulous island to the centre with granite work surfaces which extend to create a breakfast bar with space for seating, lighting pendants above the island, double Belfast sink a chrome tap over together with a 'Quooker' tap, integrated dishwasher, LED spotlights to the ceiling throughout, underfloor heating, plenty of space in the living area for various sofas and chairs, an internal oak door which leads through to the utility room plus two double glazed bi-fold doors which lead out to the rear garden facing the rear and side elevation.





Park Row



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**DINING AREA**  
38'9" x 11'2" (11.82 x 3.42)



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The dining area of the open plan kitchen/dining/living room includes; A double glazed sash window to the side elevation, underfloor heating, LED spotlights to the ceiling plus two sets of double glazed doors which lead out to the rear garden.



### UTILITY

12'8" x 5'11" (3.88 x 1.82)



Grey shaker-style tall and base units to match the kitchen, Belfast sink with a chrome mixer tap over, granite work surface, tiled splashback, space and plumbing for a washing machine, space for a tumble dryer, underfloor heating, LED spotlights to the ceiling and an external double glazed door with glass panel inserts which leads out to the side elevation.

### FIRST FLOOR ACCOMMODATION

### LANDING

7'7" x 20'0" (2.32 x 6.11)



Double glazed sash window to the front elevation, central heating radiator, double oak doors which lead through to a storage cupboard which also houses the secondary hot water cylinder plus oak internal doors which lead through to;

### PRIVATE MASTER SUITE

15'11" x 13'1" (4.87 x 3.99)



This comprises a master bedroom, walk in wardrobe and luxury bathroom and has a vaulted ceiling design with two double glazed sash windows to the side elevation, glazed double door with Juliette balcony which overlooks the rear garden and paddock beyond, two central heating radiators, space for a seating area and a corridor which leads through to;



with white high gloss doors, LED spotlights to the ceiling and a built in dressing table with a mirror above.

**ENSUITE**  
13'3" x 12'2" (4.04 x 3.71)

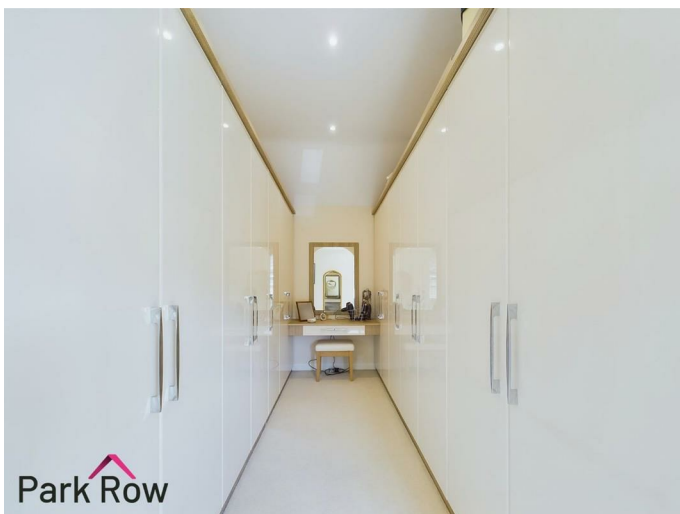


Obscure double glazed sash window to the side elevation and comprises of a stunning suite designed by 'Neptune' in white to include: free standing bath with chrome taps over plus a shower attachment, walk in mains shower with a rainfall showerhead and a glass shower screen, close coupled w/c, 'His n Hers' washbasins with chrome taps over and a mirror above, two chrome heated towel rails, fully tiled around the shower area and around the w/c plus hand basin areas, LED spotlights to the ceiling and a fully tiled floor.



**BEDROOM TWO**  
13'11" x 14'9" (4.25 x 4.51)

**WALK-IN-WARDROBE**  
11'10" x 7'9" (3.62 x 2.37)



Ample built in bespoke 'his & hers' wardrobes by 'Hartleys'



Currently being used as an office and includes; two double glazed sash windows to the front elevation, central heating radiator, bespoke built in office furniture which includes plenty of desk space, plus double oak doors which lead through to a media cupboard which currently houses a printer so has available power and has bespoke shelving for storage.

### BEDROOM THREE

15'1" x 10'9" (4.60 x 3.29)



Two double glazed sash windows to the front elevation, two central heating radiators and an internal oak door which leads through to:



### ENSUITE

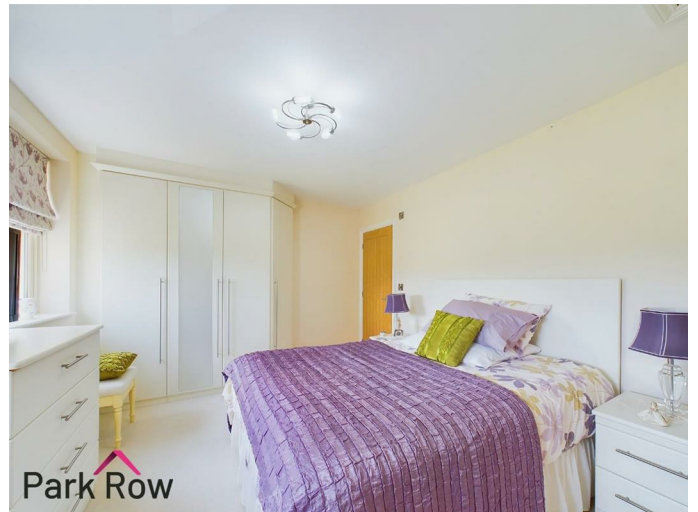
7'4" x 4'11" (2.26 x 1.52)



Includes a white suite which comprises: walk in shower with a rainfall shower head and a glass shower screen, close coupled w/c with a concealed cistern plus a hand basin set within the same white gloss unit with space for storage, chrome heated towel rail, LED spotlights to the ceiling, fully tiled walls and fully tiled floor.

### BEDROOM FOUR

13'10" x 10'9" (4.22 x 3.29)



Two double glazed windows to the rear elevation, two central heating radiators, built in white wardrobes and an oak internal door which leads into:





### ENSUITE

7'4" x 4'11" (2.26 x 1.50)



Obscure double glazed sash window to the side elevation and includes a white suite comprising: walk in shower with a rainfall showerhead and a glass shower screen, handbasin plus a close coupled w/c with a concealed cistern set within the same wood-effect unit with storage, chrome heated towel rail, LED spotlights to the ceiling, fully tiled walls and fully tiled floor.

### FAMILY BATHROOM

8'2" x 6'9" (2.50 x 2.06)



Obscure double glazed sash window to the rear elevation and includes a white suite comprising; panel bath with chrome taps over and mains shower above, glass shower screen, close couple w/c, handbasin with chrome tap over and unit with storage below, chrome heated towel rail, LED spotlights to the ceiling, fully tiled to all walls and tiled flooring.

### EXTERIOR

#### FRONT



Accessed via a private road which leads to the development where you will find stone pathway with block paved edging which leads to the front entrance door, decorative gravel to either side filled with various mature shrubs plus bushes and perimeter hedging to both sides.



a wooden oak vehicular gate which leads to the double garage, plenty of space for parking for multiple vehicles and a metal pedestrian gate which gives access to the rear garden.

## REAR



An oasis waiting to be discovered and can be accessed via the doors in the kitchen/living/dining areas or down the side of the property where you will step out onto; a stone patio with space for seating, outside lighting, beautiful lawned area with multiple borders filled with shrubs and plants, decorative gravel area with metal obelisk with climbing roses, low level perimeter fencing, metal archway and footpath which leads you out into the extensive paddock area and a stone footpath which leads to the garage pedestrian door and continues to a decorative gravel area where you will find the German designed and manufactured and installed garden storage facility, complete with electrical power supply and further space for seating,



## SIDE

To the side of the property is a gravel driveway which leads to



**GARDEN STORAGE FACILITY**  
12'10" x 9'7" (3.92 x 2.94)



German designed and manufactured and installed garden storage facility, complete with electrical power supply and is a relaxing retreat to enjoy the views of the garden and paddock.

## PADDOCK



Has perimeter fencing and hedging to all sides.



## DOUBLE GARAGE

19'4" x 20'3" (5.90 x 6.19)



Accessed via electronically operated 'Hormann insulated sectional doors with remote handsets and includes; power, lighting, water, outdoor lighting, outside tap, a great space with a workshop and has substantial storage facilities, with extensive staging/storage/workbench and has a pedestrian door which leads to the rear garden.

## TENURE AND COUNCIL TAX

The Tenure and Council 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.

## 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.

## MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains

Gas: LPG

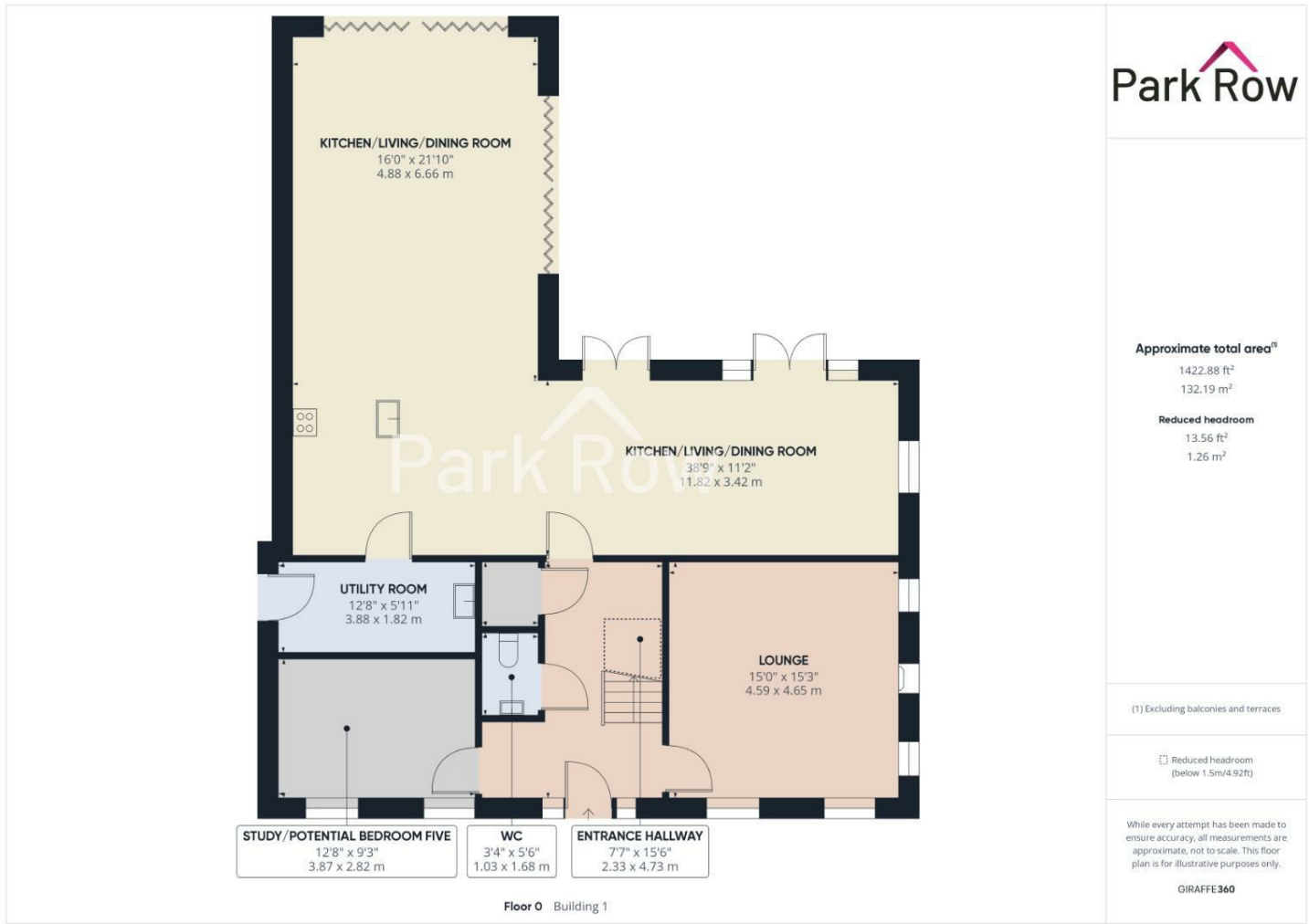
Sewerage: Kingspan designed sewage treatment plant for the development

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.





Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
1371.86 ft<sup>2</sup>  
127.45 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 Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
2794.85 ft<sup>2</sup>  
259.65 m<sup>2</sup>

Reduced headroom  
13.56 ft<sup>2</sup>  
1.26 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.

GIRAFFE360





Approximate total area<sup>(1)</sup>  
406.12 ft<sup>2</sup>  
37.73 m<sup>2</sup>

(1) Excluding balconies and terraces

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