

# Park Row



## Southlands Close, South Milford, Leeds, LS25 5FA

£375,000



**\*\*DETACHED FAMILY HOME\*\*FOUR BEDROOMS\*\*TWO BATHROOMS\*\*TWO RECEPTION ROOMS\*\*DETACHED GARAGE\*\*DRIVEWAY\*\*ENCLOSED REAR GARDEN\*\*SUMMERHOUSE\*\***  
Nestled in the charming Southlands Close of South Milford, Leeds, this detached house is a true gem waiting to be discovered. Boasting four bedrooms and two bathrooms, this property is the epitome of a perfect family home.

As you step inside, you are greeted by not one, but two inviting reception rooms, offering ample space for a playroom or a home office - the choice is yours. The detached garage and driveway provide parking for up to three vehicles, ensuring convenience for you and your guests.

One of the highlights of this property is the enclosed rear garden, a tranquil oasis where you can unwind and enjoy the outdoors. Complete with a summerhouse equipped with power and access to the garden room, this space is perfect for hosting gatherings or simply relaxing in the fresh air.

With its ideal location and array of features, this detached home in South Milford is a rare find. Don't miss the opportunity to make this property your own and create lasting memories in this wonderful family abode.

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!





## AGENTS NOTE

We understand that there was planning consent for a Single storey rear extension, loft conversion, installation of rear dormer and retrospective single storey outbuilding to rear, but this planning has since lapsed. Planning reference: 2019/1066/HPA.

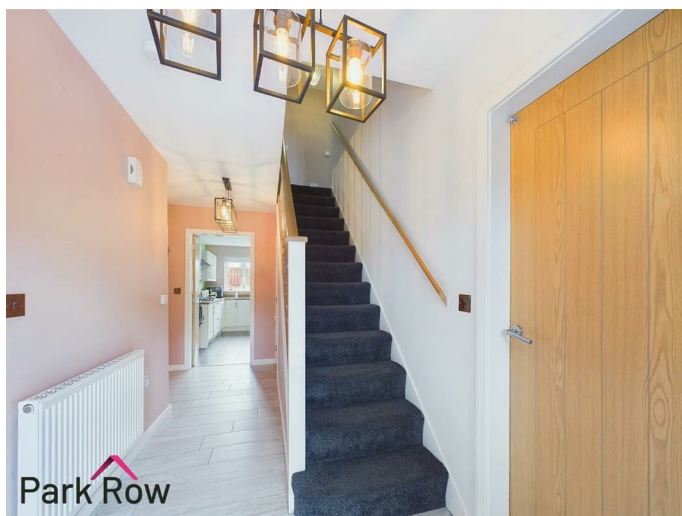
## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a sage green composite door with two double glazed obscure windows within which leads into;

### ENTRANCE HALLWAY

16'6" x 6'0" (5.05 x 1.85)



Stairs which lead up to the first floor accommodation with a wooden balustrade and metal spindles, doors which lead into the downstairs w/c plus a storage cupboard and further internal doors which lead into;

### SNUG/STUDY

10'6" x 7'11" (3.21 x 2.42)



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

## LOUNGE

17'3" x 10'9" (5.28 x 3.28)



Two double glazed windows to the front and side elevation, log burning fire with a gloss hearth, broadband points plus two central heating radiators.



**KITCHEN/DINING ROOM**  
19'11" x 13'0" (6.08 x 3.97)



Double glazed window to the rear elevation, white wooden shaker-style wall and base units surrounding, roll-edge laminate worktop surrounding which extends creating a shelf, one and a half stainless steel sink, four ring gas hob with a built in extractor fan over with stainless steel splashback, integral oven, two central heating radiators, a double glazed double door which leads out to the rear garden plus an internal door which leads into;





## UTILITY

13'0" x 5'4" (3.97 x 1.65)



Double glazed window to the rear elevation, base units and worktops which match the kitchen, space and plumbing for a washing machine plus a dishwasher, houses the boiler, central heating radiator and a composite door which leads out to the side of the property.

## DOWNSTAIRS W/C

6'5" x 3'6" (1.96 x 1.09)



Obscure double glazed window to the side elevation and includes a white suite comprising; close coupled w/c, hand basin set within a white gloss unit with storage plus it is half tiled to all walls.

## FIRST FLOOR ACCOMMODATION

### LANDING

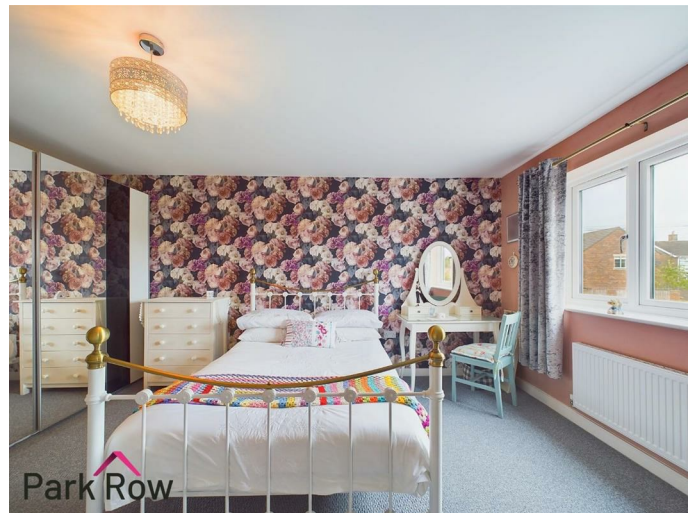
Loft access and internal doors which lead into;

## BEDROOM ONE

15'4" x 10'11" (4.69 x 3.34)



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



## EN-SUITE

5'7" x 4'3" (1.71 x 1.32)



Obscure double glazed window to the front elevation and includes a white suite comprising; close coupled w/c plus a hand basin set within the same grey gloss unit with storage, walk in mains shower cubicle with a glass shower screen, chrome towel radiator and spotlights to the ceiling.

## BEDROOM TWO

12'8" x 8'6" (3.88 x 2.60)



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



## BEDROOM THREE

10'10" x 8'1" (3.31 x 2.47)



Double glazed window to the rear elevation and a central heating radiator and has white fitted wardrobes with sliding doors plus grey gloss storage cupboards.



## BEDROOM FOUR

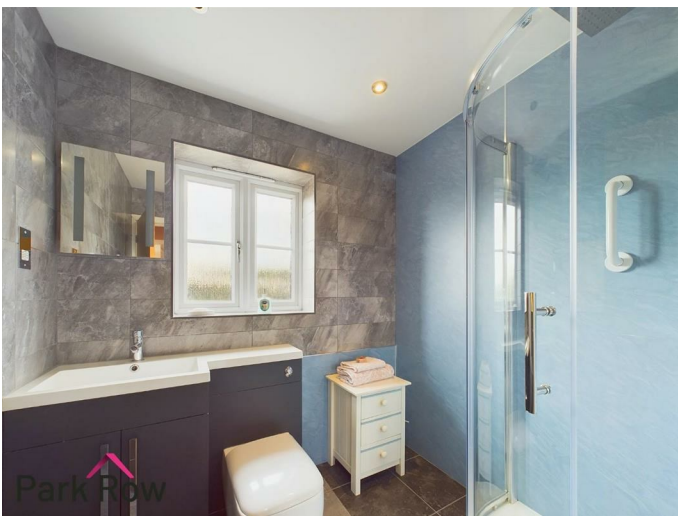
10'9" x 9'0" (3.29 x 2.75)



Double glazed window to the rear elevation, central heating radiator and has built in wardrobe with sliding door.

## FAMILY BATHROOM

6'7" x 6'3" (2.03 x 1.93)



Obscure double glazed window to the rear elevation and includes a white suite comprising; close coupled w/c plus a hand basin set within the same black unit with storage, corner mains shower cubicle with a glass shower screen, grey towel radiator and spotlights to the ceiling.

## EXTERIOR

## FRONT



To the front of the property there is a paved pathway which leads to the entrance door and down each side of the property to the rear garden, area filled with decorative stones plus tarmac driveway to the left hand side which allows access to the garage.

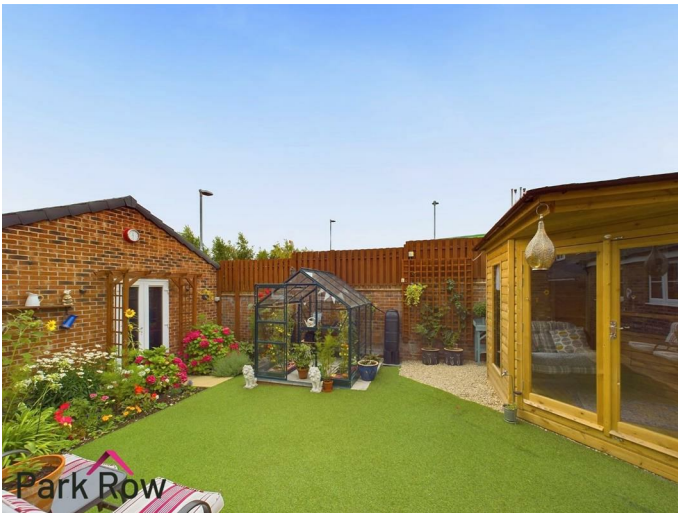




## REAR



Accessed via the pathways and pedestrian gate from either side of the property or through the double doors in the kitchen/dining room and the garden room/garage where you will step out onto; a paved area with space for seating and outdoor storage, space for a greenhouse, access to the summerhouse, borders/areas filled with gorgeous plants, pergola over the entrance to the garage/garden room, perimeter brick built walls to all three side sand the rest is mainly artificial lawn.







### SUMMERHOUSE

9'3" x 8'11" (2.82 x 2.72)



Accessed via the garden and includes; power and is a great space to spend the summer months.

### GARAGE

16'11" x 8'9" (5.17 x 2.67)

Accessed via the electric door on the driveway and includes; power, lighting and a double glazed double door which leads out to the rear garden.

### 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.

### 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.

### TENURE AND COUNCIL TAX

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

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.

### 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.


### 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.

### 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.

### **OPENING HOURS**

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 5.30pm

Friday - 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

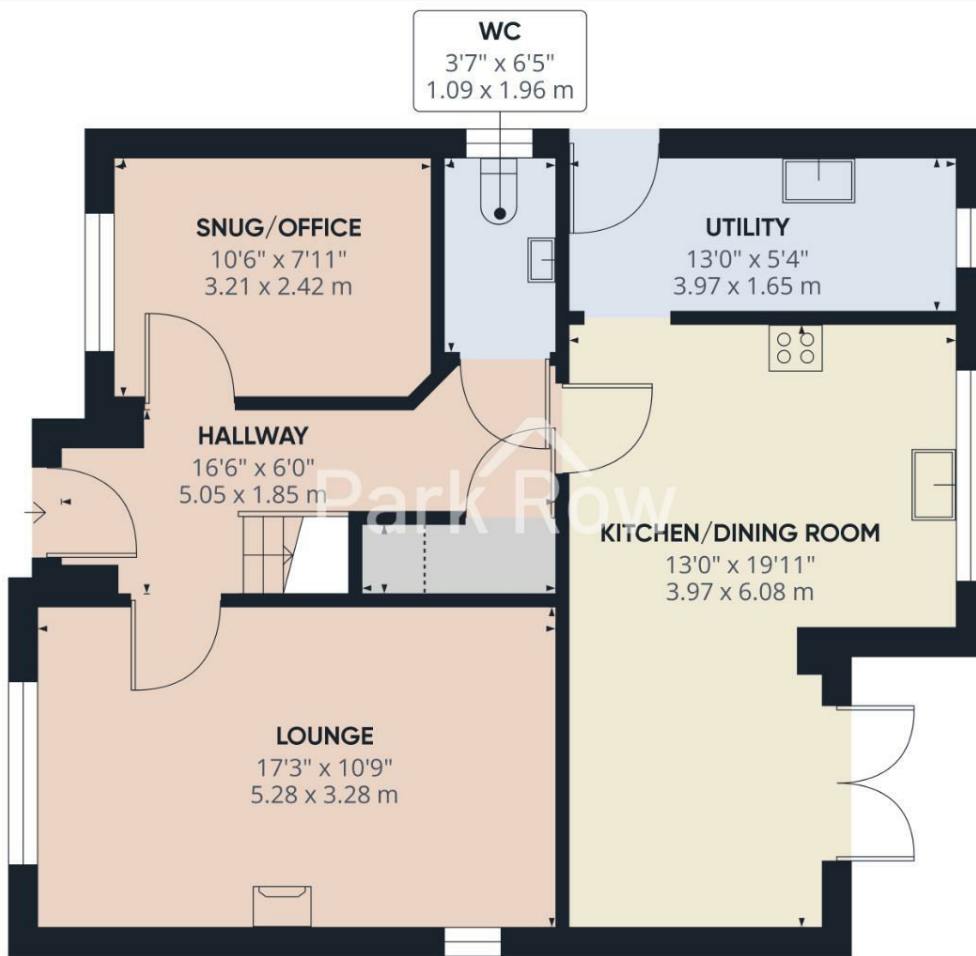
SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480





Floor 0 Building 1

**Approximate total area<sup>(1)</sup>**

688.46 ft<sup>2</sup>  
63.96 m<sup>2</sup>

**Reduced headroom**

4.63 ft<sup>2</sup>  
0.43 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

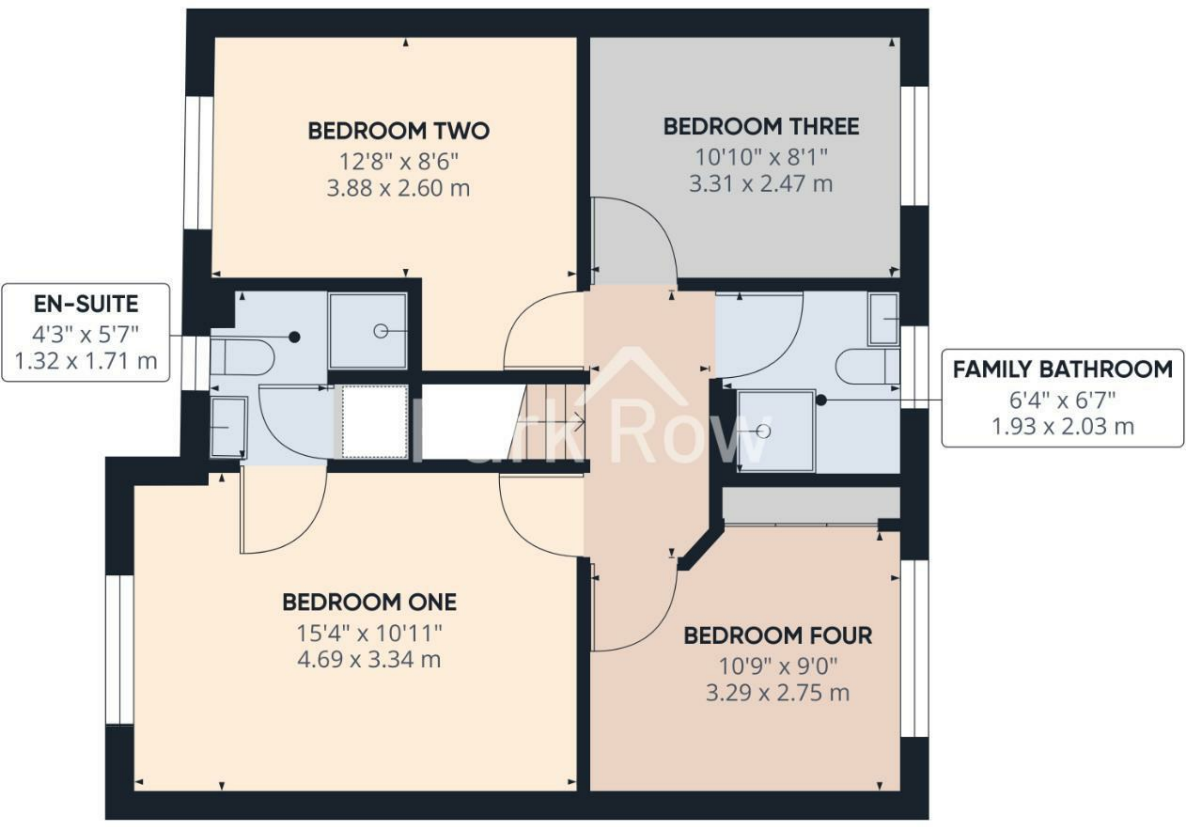
Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360





Approximate total area<sup>(1)</sup>  
589.75 ft<sup>2</sup>  
54.79 m<sup>2</sup>

(1) Excluding balconies and terraces

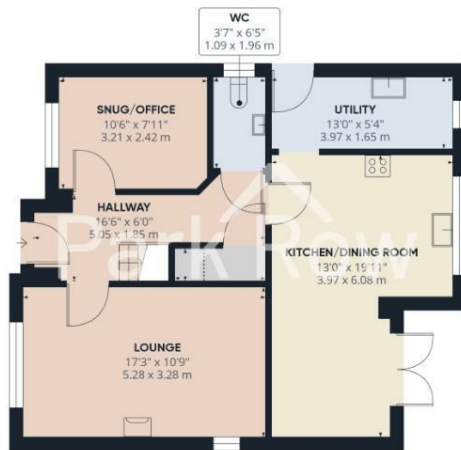
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GIRAFFE360

Floor 1 Building 1





Floor 0 Building 1



Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**

1278.21 ft<sup>2</sup>

118.75 m<sup>2</sup>

**Reduced headroom**

4.63 ft<sup>2</sup>

0.43 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

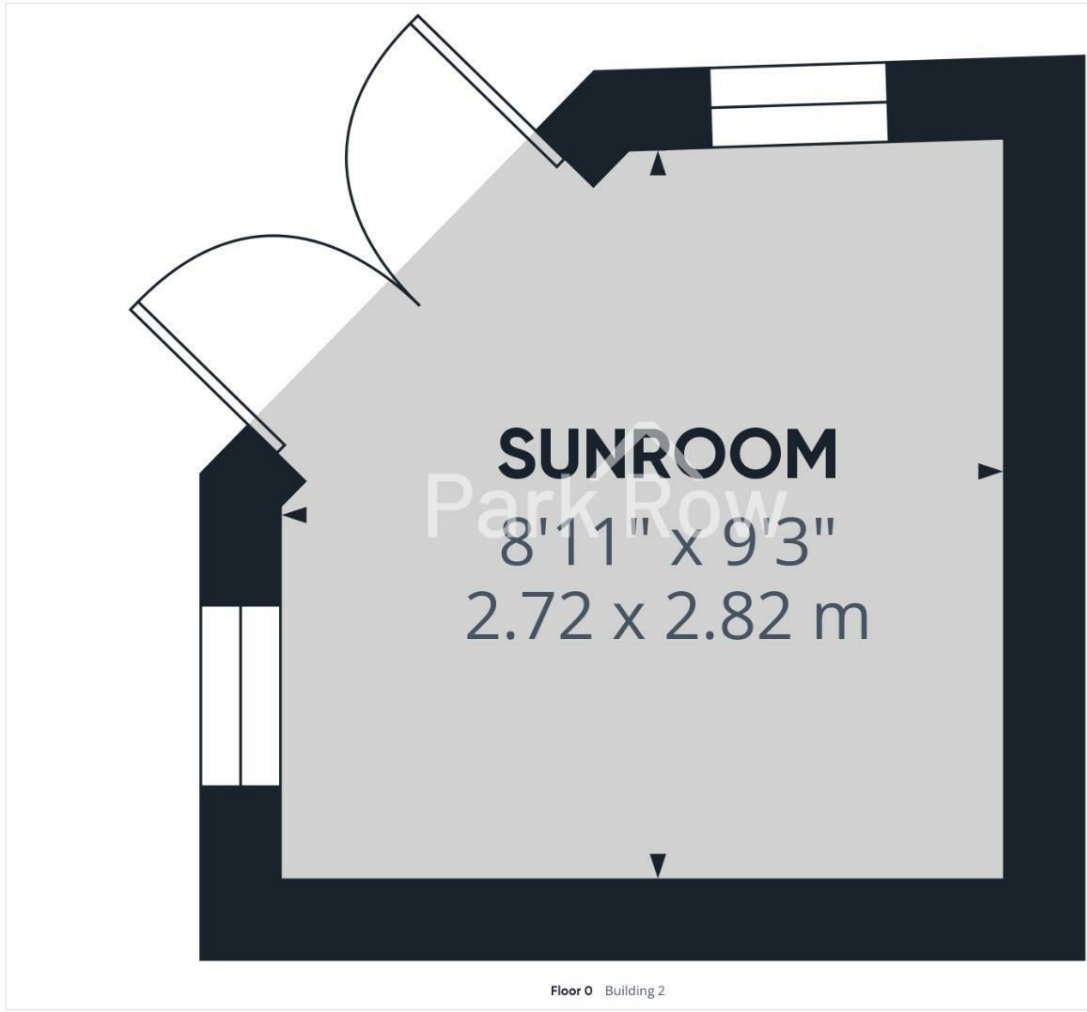
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GIRAFFE360

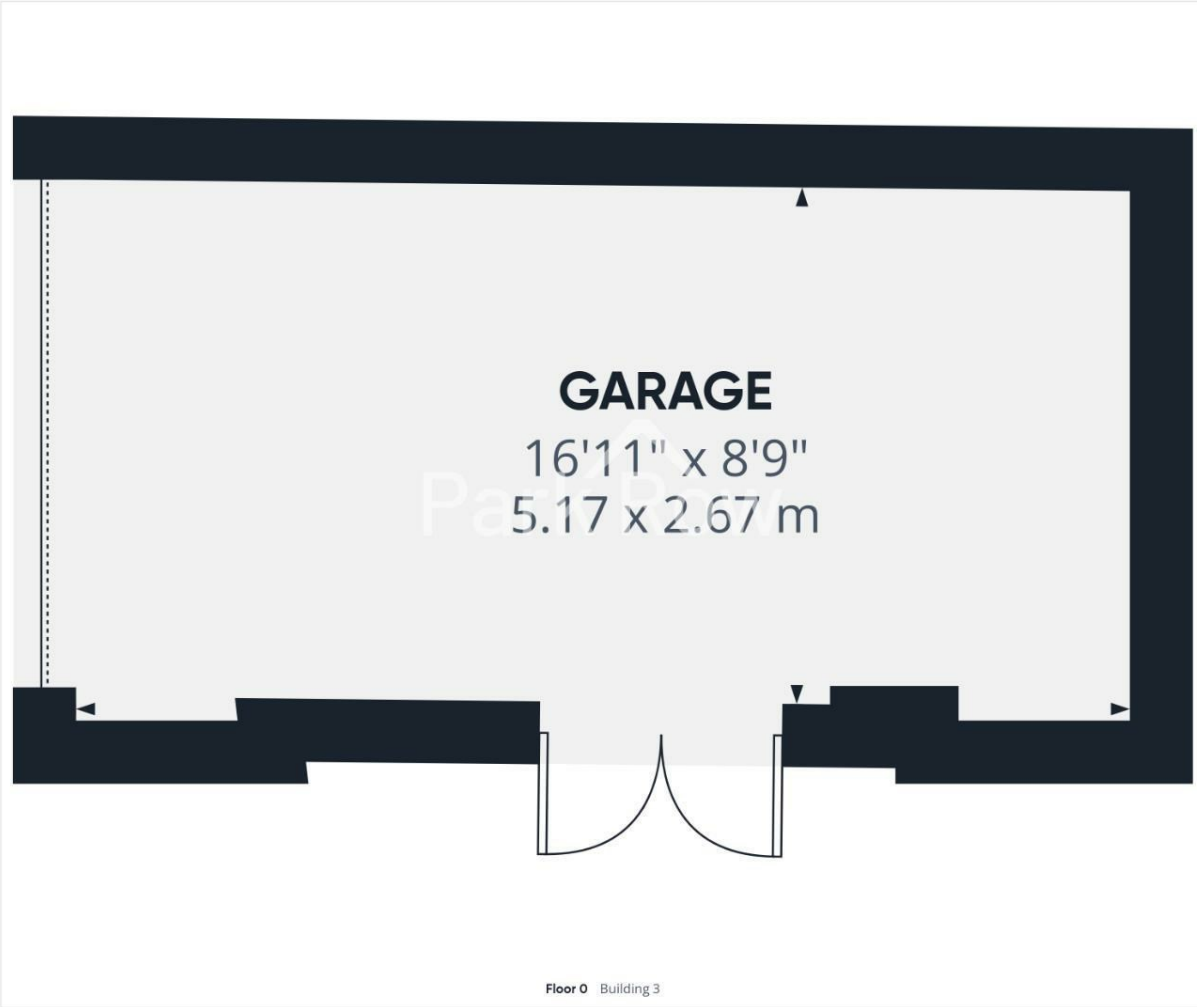




**Approximate total area<sup>(1)</sup>**  
77.39 ft<sup>2</sup>  
7.19 m<sup>2</sup>

(1) Excluding balconies and terraces

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Approximate total area<sup>(1)</sup>  
150.26 ft<sup>2</sup>  
13.96 m<sup>2</sup>

(1) Excluding balconies and terraces

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