

# Park Row



Swan Road, South Milford, Leeds, LS25 5FN

Offers In The Region Of £325,000



DETACHED HOUSE\*\*THREE BEDROOMS\*\*ENSUITE TO MASTER BEDROOM\*\*DOWNSTAIRS W.C\*\*GARAGE & PARKING\*\*ENCLOSED REAR GARDEN\*\*

Nestled in the charming Swan Road of South Milford, Leeds, this delightful detached house is a gem waiting to be discovered. Boasting a spacious 881 sq ft, this property offers a perfect blend of comfort and style. As you step inside, you are greeted by a warm and inviting ambiance with a well-appointed reception room that is perfect for entertaining guests or simply relaxing with your loved ones. The property features three bedrooms, providing ample space for a growing family or for hosting guests.

One of the highlights of this lovely home is the two modern bathrooms, ensuring convenience and luxury for all residents. The ensuite in bedroom one adds a touch of elegance and privacy, making it a true sanctuary within the house.

The heart of the home lies in the charming kitchen/diner, where culinary delights and cherished memories are waiting to be made. The garage and parking space for one vehicle offer practicality and convenience, a rare find in such a desirable location.

Step outside to discover the enclosed rear garden, a tranquil oasis where you can unwind after a long day or enjoy al fresco dining with friends and family. The perfect spot for summer barbecues or simply basking in the sunshine.

Don't miss the opportunity to make this detached house your own and create a lifetime of memories in this wonderful property. Book a viewing today and let the magic of Swan Road captivate you.

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 black composite door with two glass panel inserts which leads into:

### ENTRANCE HALLWAY

3'8" x 4'3" (1.12 x 1.30)

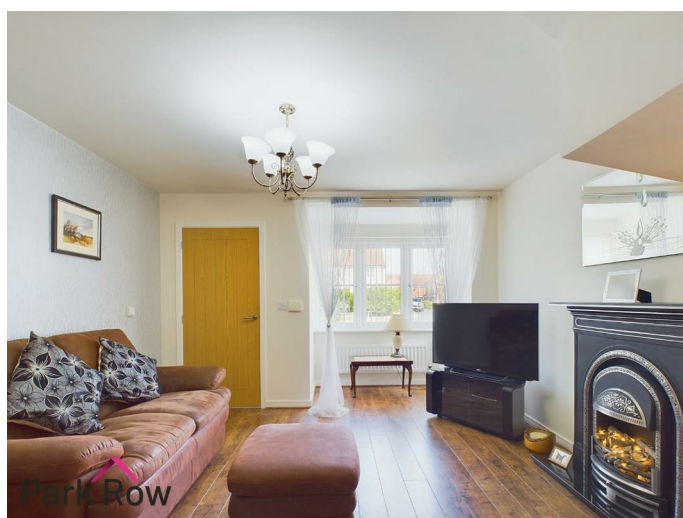
Central heating radiator and a door which leads into:

### LOUNGE

17'4" x 12'3" (5.30 x 3.74)



Double glazed window to the front elevation, two central heating radiators, low level door leads into a storage cupboard, broadband points, space for decorative fire and a door which leads into:



### INNER HALLWAY

3'4" x 4'5" (1.02 x 1.35)

Stairs with a wooden balustrade and spindles which leads to the first floor accommodation and internal doors which lead into;

## DOWNSTAIRS W/C



Includes a white suite which comprising: close coupled w/c, handbasin with chrome taps over and tiled splashback and a central heating radiator.

### KITCHEN/DINER

7'8" x 21'5" (2.35 x 6.53)



Double glazed window to rear elevation and two Velux roof windows, wall and base units is a wooden shaker style finish with metal handles, square edge worktops, one and a half stainless steel drainer sink with chrome mixer tap over, four ring gas hob with stainless steel splashback and extractor over, built in electric oven, integral fridge/freezer, space and plumbing for washing machine, spotlights to the ceiling, space for dining table and chairs, television points and has double glazed double doors with glazed side panels which leads to rear elevation.



## LANDING

8'10" x 2'9" (2.71 x 0.86)

Loft access, central heating radiator, a door which leads into a storage cupboard and further doors which lead into;

## BEDROOM ONE

11'8" x 11'6" (3.56 x 3.51)



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

## ENSUITE

4'5" x 6'9" (1.37 x 2.06)



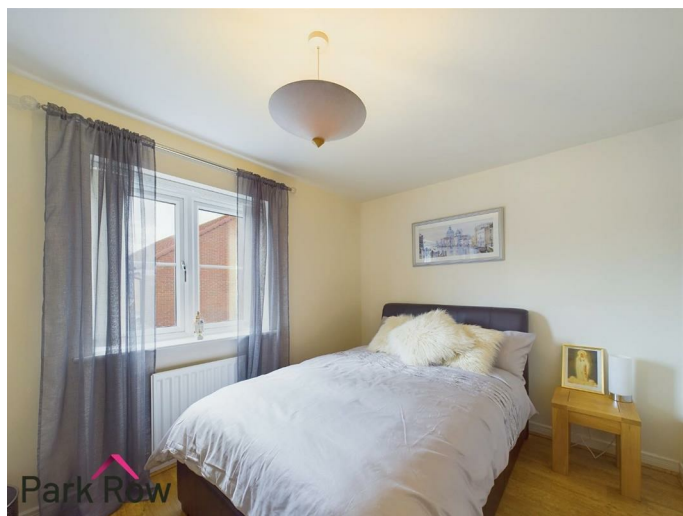
Obscure double glazed window to the rear elevation and includes a white suite comprising: a walk in shower with mains shower and glass shower screen, close coupled w/c, handbasin with chrome taps over, central heating radiator, spotlights to the ceiling and is fully tiled around the shower area and half tiled around the washbasin and w/c plus fully tiled floor.



## FIRST FLOOR ACCOMMODATION

### BEDROOM TWO

8'4" x 12'1" (2.55 x 3.70)



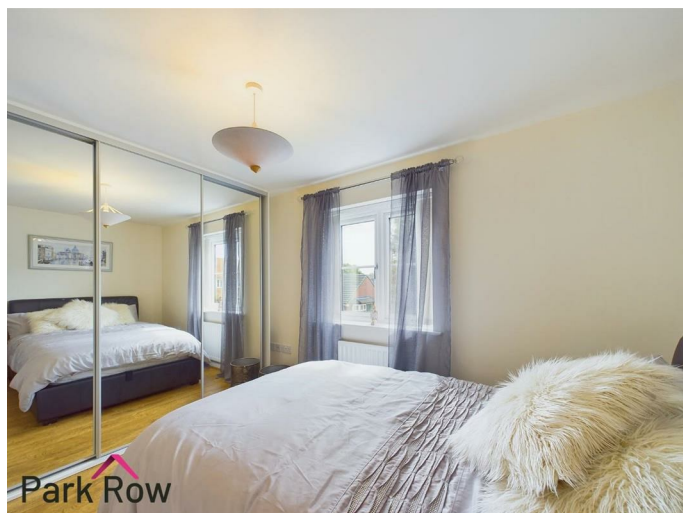
Double glazed window to the rear elevation, central heating radiator and has built in wardrobes with glass sliding doors to one wall.

### BEDROOM THREE

8'4" x 7'6" (2.55 x 2.29)

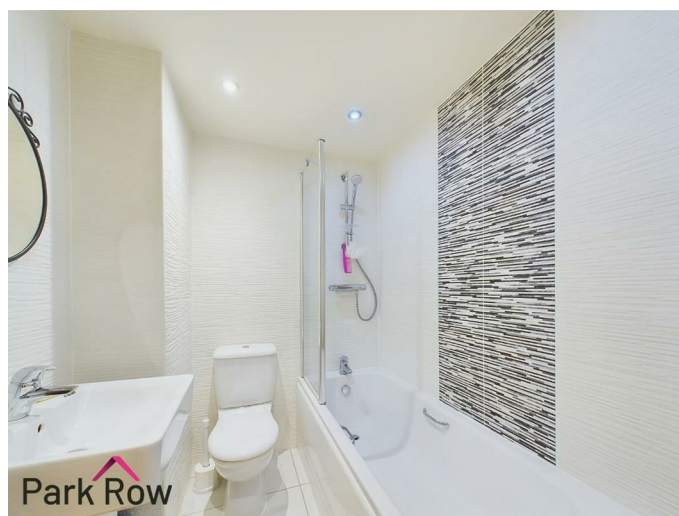


Double glazed window to the front elevation, central heating radiator and has built in wardrobes with glass sliding doors to one wall.



### FAMILY BATHROOM

5'7" x 6'11" (1.71 x 2.13)



Has a white suite comprising; panel bath with chrome tap over with mains shower above with glass shower screen, closed coupled w/c, handbasin with chrome tap over, spotlights to the ceiling and fully tiled to all walls and tiled flooring.

### EXTERIOR

## FRONT



To the front of the property is a tarmacked drive with parking which leads to the integral garage, a paved pathway leads down the right handside of the property which leads to the rear garden, further paved pathway leads to the front entrance door, the rest of the garden is mainly laid to lawn with also runs down the left handside of the property with mature filled borders and decorative graveled areas.

## REAR



Accessed via the wooden pedestrian gate down the side of the property or the double doors in the kitchen/diner where you will step out onto: a paved area with space for seating and has decorative gravelled areas filled with mature trees and shrubs, the rest is mainly laid to lawn, space for garden shed/summerhouse, outside tap, outside lighting and has perimeter wooden fencing to all side.



## GARAGE

Accessed via and up and over door and comes with power and 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

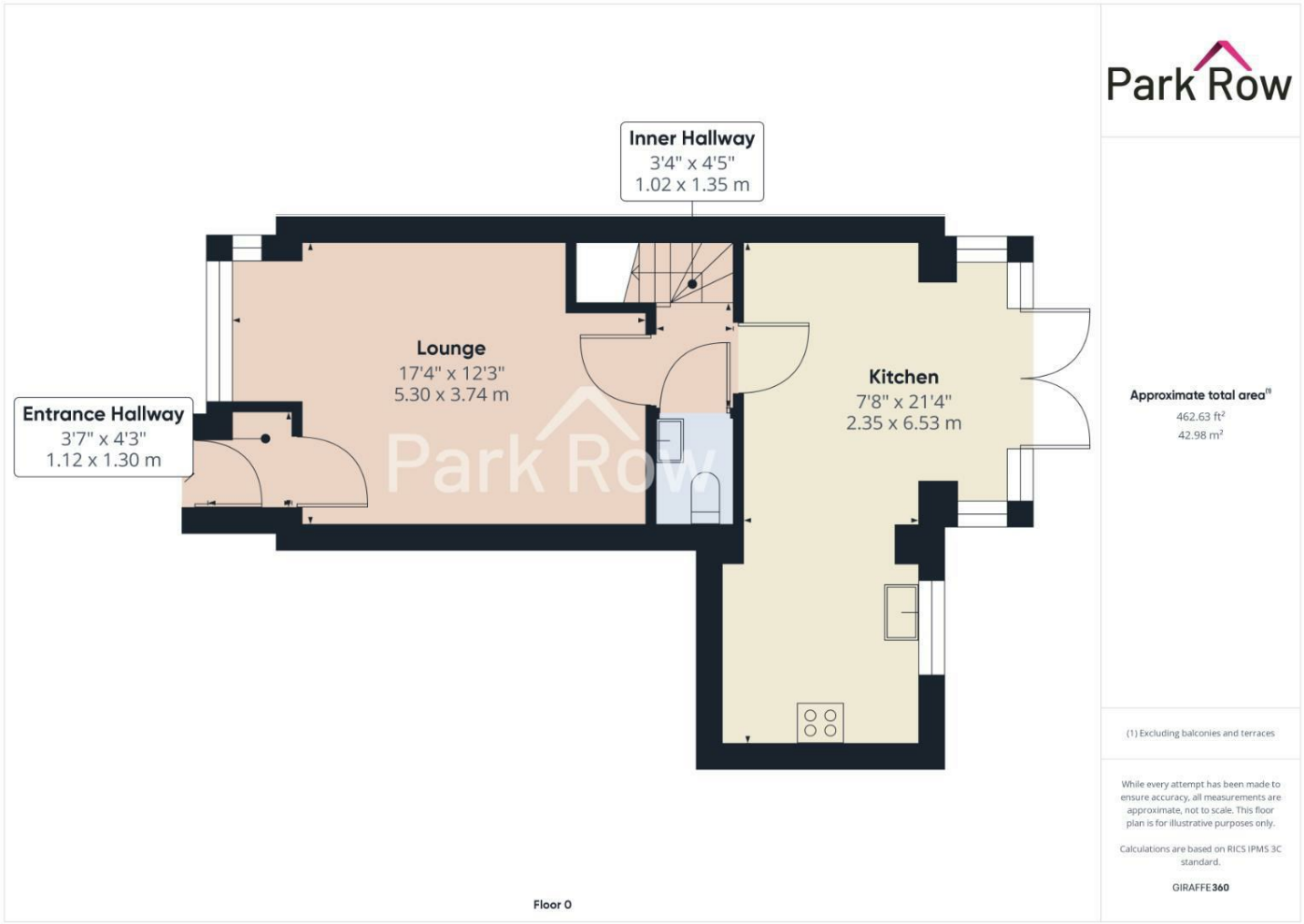
PONTEFRACT - 01977 791133

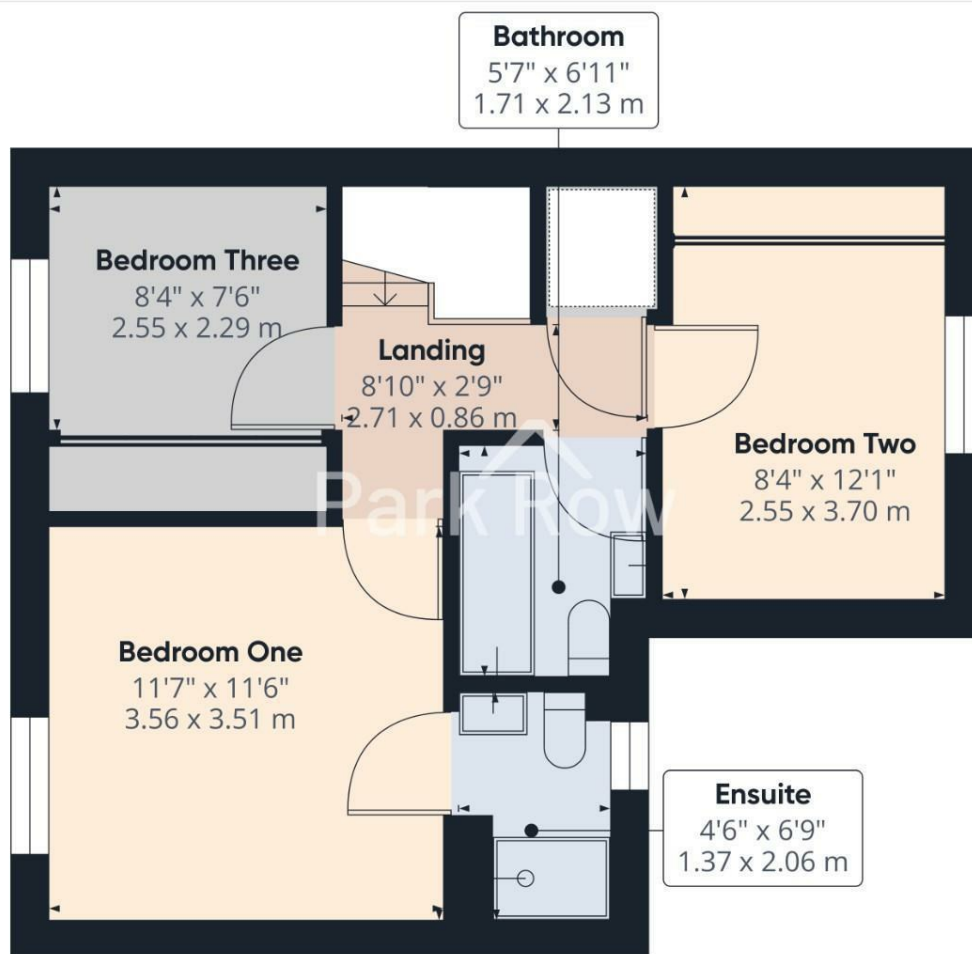
CASTLEFORD - 01977 558480

## 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 1

  
**Park Row**

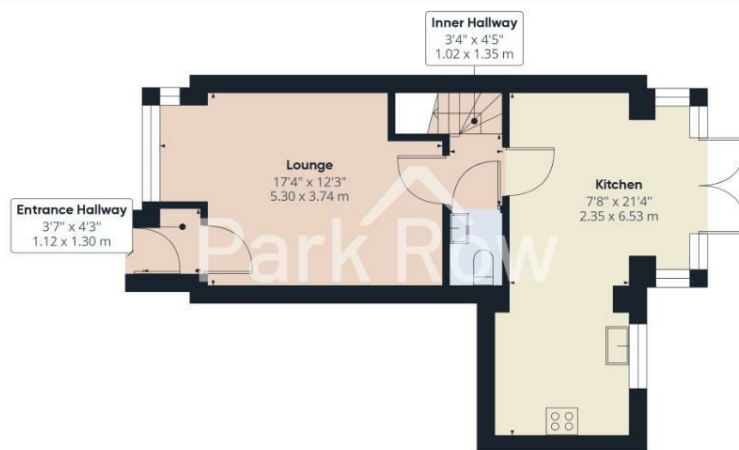
Approximate total area<sup>(1)</sup>  
418.07 ft<sup>2</sup>  
38.84 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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Floor 0



Floor 1

**Park Row**

**Approximate total area<sup>(1)</sup>**  
880.7 ft<sup>2</sup>  
81.82 m<sup>2</sup>

(1) Excluding balconies and terraces

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