

Park Row



Southlands Close, South Milford, Leeds, LS25 5NU

Offers In Excess Of £425,000



GUIDE PRICE £425,000 - £450,000

****DETACHED HOUSE**FOUR BEDROOMS**ENSUITE TO MASTER**UTILITY & DOWNSTAIRS W/C**FULLY ENCLOSED LANDSCAPED REAR GARDENS**DOUBLE GARAGE**DRIVEWAY FOR PARKING**ELECTRIC VEHICLE CHARGING POINT****

Nestled in the charming Southlands Close of South Milford, Leeds, this detached house is a true gem waiting to be discovered. Boasting two reception rooms, four bedrooms, and two bathrooms, this property offers ample space for comfortable living.

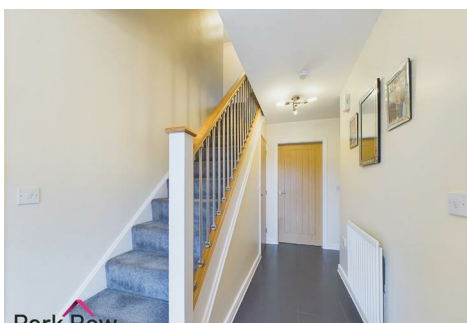
As you step inside, you are greeted by high specifications throughout the house. The fabulous kitchen/diner is a focal point, complete with bi-fold doors that flood the space with natural light, creating a warm and inviting atmosphere for entertaining or relaxing with family.

The master bedroom comes with an ensuite for added convenience, ensuring a touch of luxury in your everyday routine. Additionally, the downstairs W/C and utility room provide practicality and functionality for modern living.

Parking will never be an issue and includes a double garage and a driveway. The fully enclosed landscaped rear garden is a true oasis, offering a private sanctuary to unwind and enjoy the outdoors.

This property is a must-see for those seeking a harmonious blend of comfort, style, and functionality. Don't miss the opportunity to explore this hidden treasure - book your viewing today and envision the lifestyle that awaits you in this delightful home.

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!



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GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a black composite door with two glass panel inserts and a storm porch over which leads into:

ENTRANCE HALLWAY

14'6" x 6'3" (4.42 x 1.93)



Stairs with a wooden balustrade and metal spindles leading to first floor accommodation, central heating radiator, tiled flooring, oak door which leads into a storage cupboard and further oak internal doors which lead into;

LOUNGE

17'1" x 10'7" (5.22 x 3.25)



Double glazed window to the front elevation, television and broadband points, plus a featured freestanding mirrored fireplace.



SNUG/OFFICE

10'11" x 7'8" (3.35 x 2.34)



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



DOWNSTAIRS W/C
3'0" x 5'4" (0.92 x 1.64)



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, tiled flooring and a central heating radiator.

KITCHEN/DINING
8'11" x 20'7" (2.73 x 6.29)



Double glazed window to the rear elevation, wall and base units in dark grey gloss finish with stainless steel handles and plenty of cupboard space, square edge worktop, one and a half black quartz drainer sink with chrome tap over, built in hob with extractor over, built in double electric oven, integral dishwasher, integral fridge/freezer, spotlights to the ceiling, tiled flooring, two central heating radiators, space for dining table and chairs and has double glazed bi-fold doors which leads out to the rear garden plus an internal oak door which leads into:





to match the kitchen, integral washing machine, one and a half stainless steel drainer sink with chrome tap over, central heating radiator, extractor fan to side wall and a double glazed external door with obscure glass which leads to the side elevation.

FIRST FLOOR ACCOMMODATION

LANDING

4'0" x 9'3" (1.24 x 2.83)

Loft access and a internal oak door which leads into a storage cupboard which houses the water tank and further Oak internal doors which lead into;

BEDROOM ONE

15'7" x 10'9" (4.77 x 3.28)



Double glazed window to the front elevation, central heating radiator, a door which leads into the en-suite plus built in wardrobes with mirrored sliding doors.

UTILITY

8'10" x 4'7" (2.71 x 1.40)



Double glazed window to the rear garden, wall and base unit

ENSUITE

4'5" x 6'0" (1.35 x 1.83)



Obscure double glazed window to the front 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, shaver point, central heating radiator, spotlights to the ceiling, fully tiled to all walls and a door which leads into a storage cupboard.

BEDROOM TWO

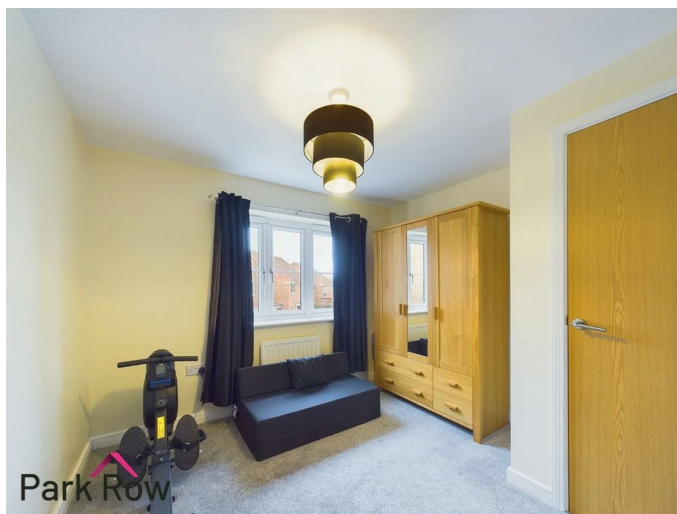
13'3" x 8'2" (4.06 x 2.49)



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

BEDROOM THREE

10'5" x 9'8" (3.20 x 2.96)



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

BEDROOM FOUR

10'4" x 8'5" (3.15 x 2.57)



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

FAMILY BATHROOM

6'2" x 6'9" (1.88 x 2.07)



Obscure double glazed window to the rear elevation and includes a white suite comprising: panel bath with chrome taps over and a mains shower above with glass shower screen, close coupled w/c, pedestal handbasin with chrome tap over, shaver point, spotlights and extractor fan to ceiling and fully tiled to all walls with fully tiled flooring.

EXTERIOR

FRONT



To the front of the property there is a paved pathway which leads to the front entrance door, graveled area to the right hand side of the path which is filled with Cordyline bushes, further gravel area to the left and the rest is mainly laid to lawn.

SIDE

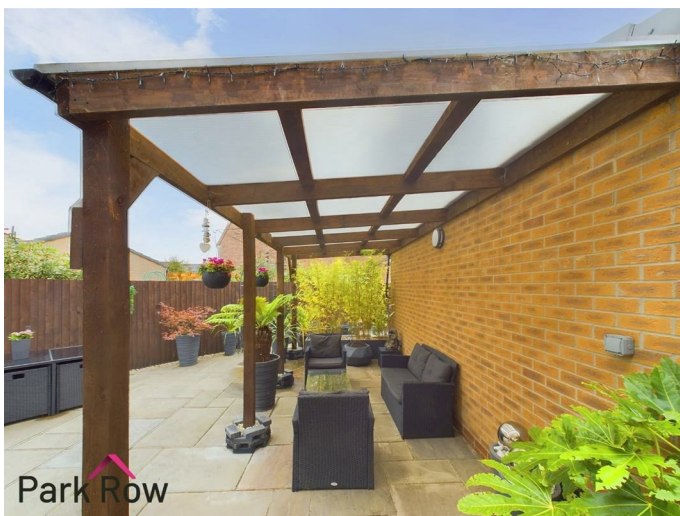


To the side of the property there is a tarmacked driveway with space for multiple cars which leads to the double garage, electric vehicle charging point and a wooden pedestrian access gates leads to the rear garden.

REAR



Accessed via the pedestrian access gate down the side of the property or the bi-fold doors in the kitchen/diner where you will step out onto: A garden of oasis waiting to be discovered and is fully landscaped garden which is fully flagged with decorative gravel to the edges and is a great space for relaxing or entertaining and is split into different areas to include: a covered pergola with space for seating, additional space for table and chairs. a metal garden arch takes you through to another area with space for a hot tub and pergola over, follow the flags round to the side of the property where you will find a further area with space for seating with some composite decking and gravel to the sides and enclosed for privacy with perimeter fencing.



DOUBLE GARAGE

Accessed via two separate up and over doors, has power and lighting and plenty of space for storage.

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.

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

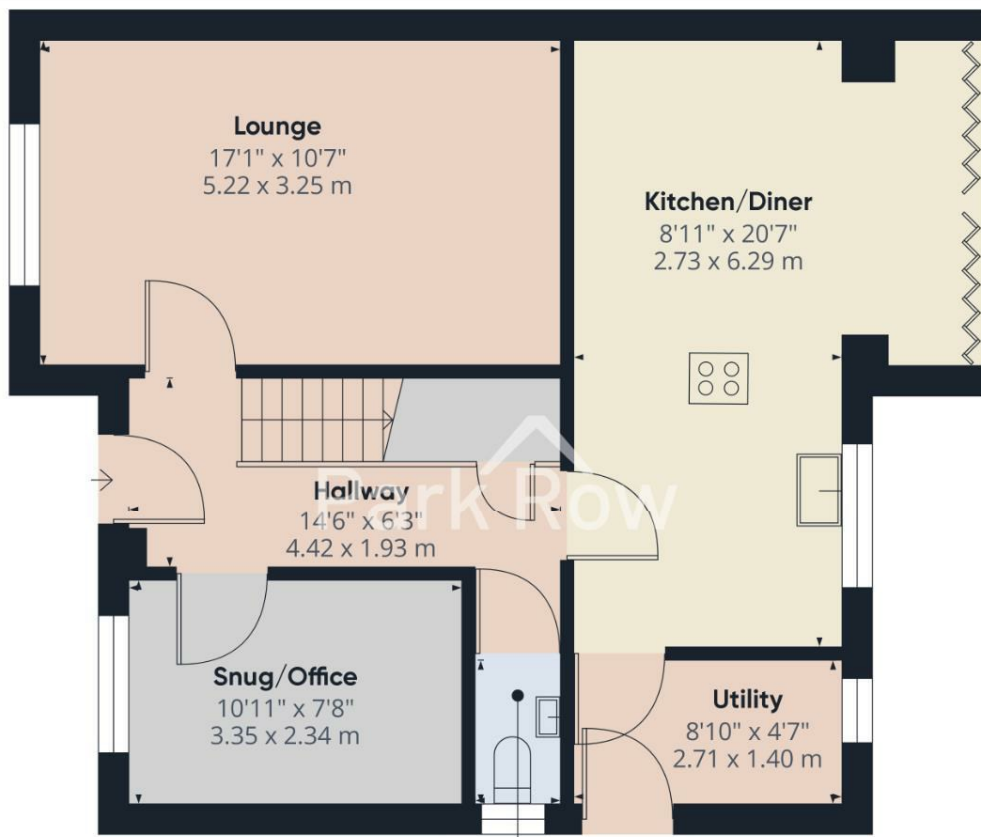
CASTLEFORD - 01977 558480

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.





WC
3'0" x 5'4"
0.92 x 1.64 m

Floor 0 Building 1



Approximate total area⁽¹⁾
655.09 ft²
60.86 m²

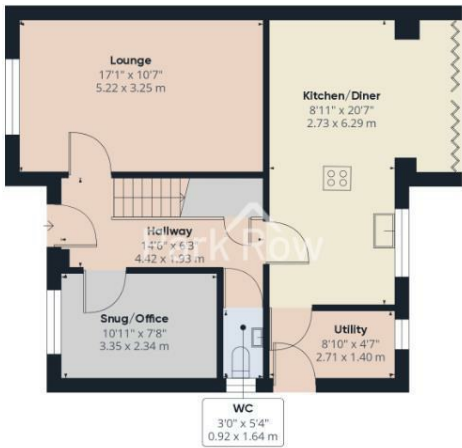
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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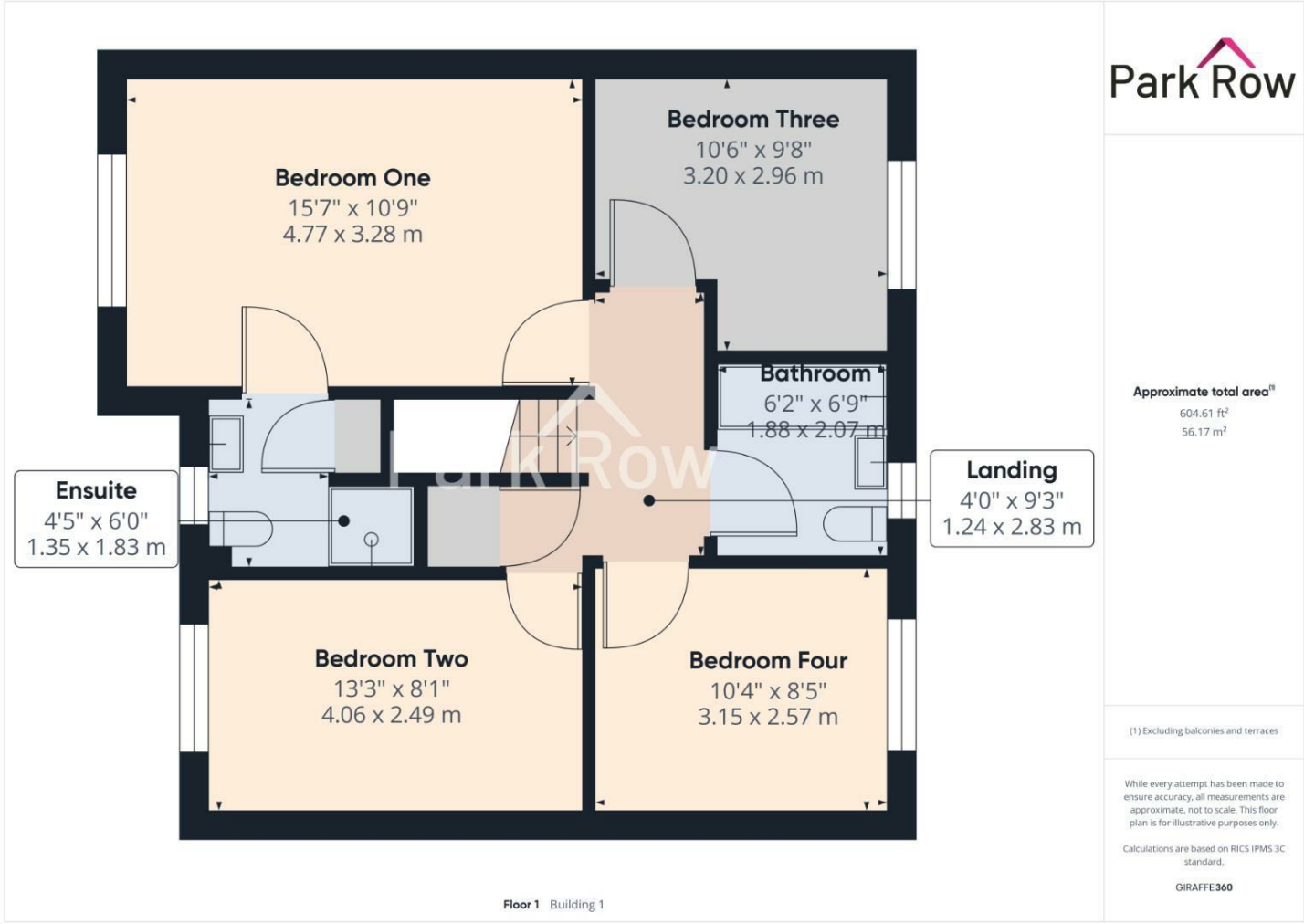
Approximate total area⁽¹⁾
1577.13 ft²
146.52 m²

(1) Excluding balconies and terraces

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GIRAFFE 360





Garage
17'0" x 18'7"
5.18 x 5.69 m

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Floor 0 Building 2

Park Row

Approximate total area⁽¹⁾
317.43 ft²
29.49 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.

Calculations are based on RICS IPMS 3C standard.

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