

# Park Row



**Low Street, South Milford, Leeds, LS25 5AS**

**Offers In Excess Of £190,000**



**\*\*SEMI-DETACHED\*\*TWO BEDROOMS\*\*BEAUTIFULLY PRESENTED THROUGHOUT\*\*TWO BATHROOMS\*\*PERFECT FOR FIRST TIME BUYERS\*\*GREAT FOR INVESTORS\*\*SOUGHT AFTER VILLAGE\*\*NO UPWARD CHAIN**

Welcome to this charming property located on Low Street in the desirable village of South Milford, Leeds. This delightful semi-detached house boasts a perfect setting for both first-time buyers and savvy investors alike.

Upon entering, you are greeted by a cosy lounge, ideal for relaxing or entertaining guests. The property features two well-appointed bedrooms, offering comfortable living spaces for individuals or small families. With the convenience of two bathrooms, mornings will be a breeze in this lovely home.

This property is beautifully presented throughout, showcasing a blend of modern amenities and traditional charm. The sought-after village of South Milford provides a picturesque backdrop for this residence, offering a peaceful and welcoming environment for its residents.

Don't miss the opportunity to make this semi-detached house your own and enjoy the benefits of village living in this wonderful location. Contact us today to arrange a viewing and take the first step towards owning or investing in this lovely property on Low Street.

**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 sage green composite door with double glazed decorative glass insert plus a double glazed window above which leads into;

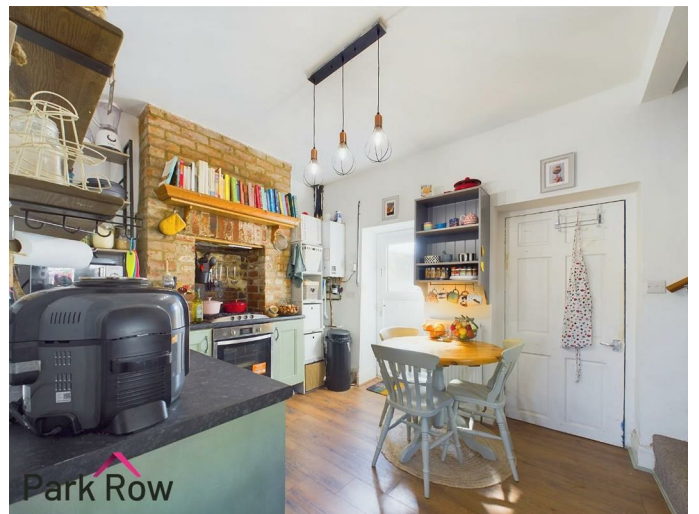
### LOUNGE



Double glazed window to the front elevation, gas fire (currently disconnected as no longer works) set within a gorgeous brick built fireplace with alcoves and a stone hearth, wooden flooring, black cast-iron radiator, original wooden beams to the ceiling and an open archway which leads through to;



### KITCHEN



Two double glazed windows to the rear and side elevation, sage green shaker-style base units surrounding, space and

plumbing for a washing machine plus a dishwasher, roll-edge laminate worktop, one and a half stainless steel corner drainer sink with chrome taps over, built in electric oven, four ring gas hob with a built in extractor fan over within a brick feature wall, houses the boiler, space for an under-counter fridge and freezer, central heating radiator, stairs which lead up to the first floor accommodation, a uPVC stable door with double glazed glass insert which leads out to the rear plus an internal door which leads into;



## SHOWER ROOM



Obscure double glazed window to the rear elevation and includes a white suite comprising; close coupled w/c,

pedestal hand basin with chrome taps over, rectangular walk in shower with a mains waterfall showerhead and a glass shower screen, fully tiled walls and a chrome towel radiator.

## FIRST FLOOR ACCOMMODATION

### LANDING

Loft access and internal doors which lead into;

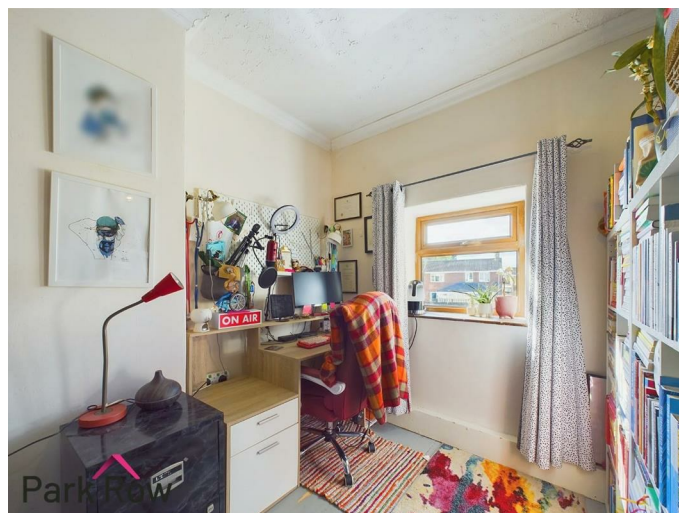
### BEDROOM ONE



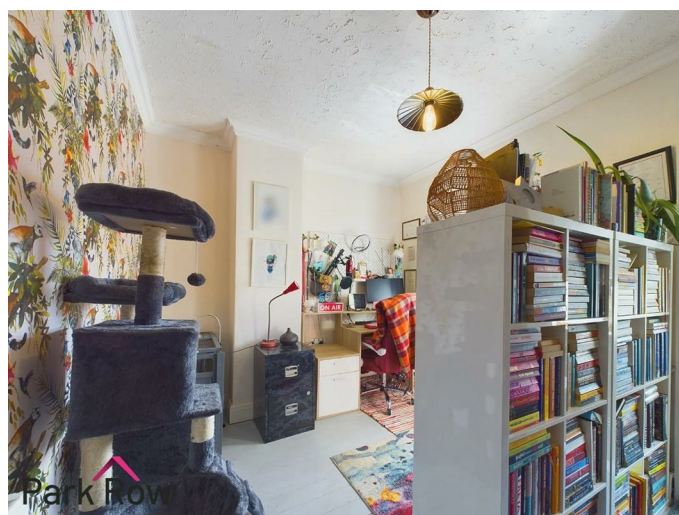
Double glazed window to the front elevation, beautiful brick built fireplace and a central heating radiator.



### BEDROOM TWO



Double glazed window to the rear elevation, central heating radiator, a door which leads into a cupboard for storage and a further door which leads into;



## ENSUITE



Obscure double glazed window to the rear elevation and includes a white suite comprising; close coupled w/c, pedestal hand basin with chrome taps over, panel bath with a mains shower above and a glass shower screen, chrome heated towel rail, fully tiled around the bath and half tiled to the rest of the walls plus a central heating radiator.

## EXTERIOR

### FRONT



To the front of the property there is a perimeter stone wall surrounding the front yard and a paved pathway which leads to the entrance door.

## REAR



Space for bin storage and parking for 1 car which is agreed with the Cumin Lounge.

## TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: A

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

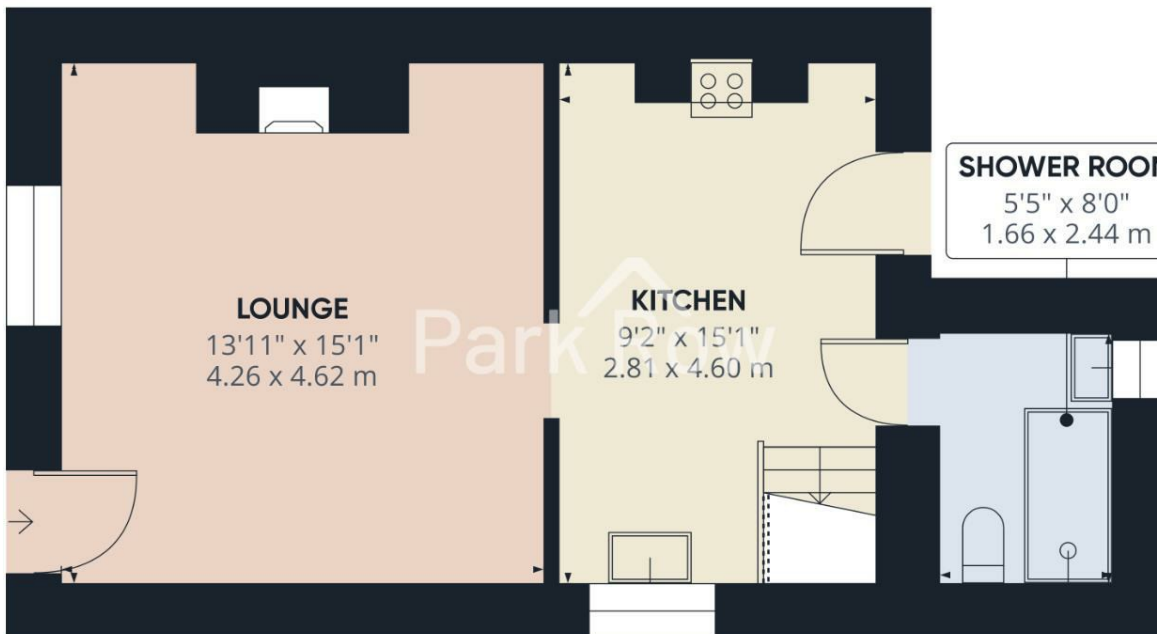
PONTEFRACT - 01977 791133

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.



**SHOWER ROOM**  
 5'5" x 8'0"  
 1.66 x 2.44 m

**LOUNGE**  
 13'11" x 15'1"  
 4.26 x 4.62 m

**KITCHEN**  
 9'2" x 15'1"  
 2.81 x 4.60 m

**Approximate total area<sup>(1)</sup>**  
 385.99 ft<sup>2</sup>  
 35.86 m<sup>2</sup>

**Reduced headroom**  
 0.43 ft<sup>2</sup>  
 0.04 m<sup>2</sup>

(1) Excluding balconies and terraces

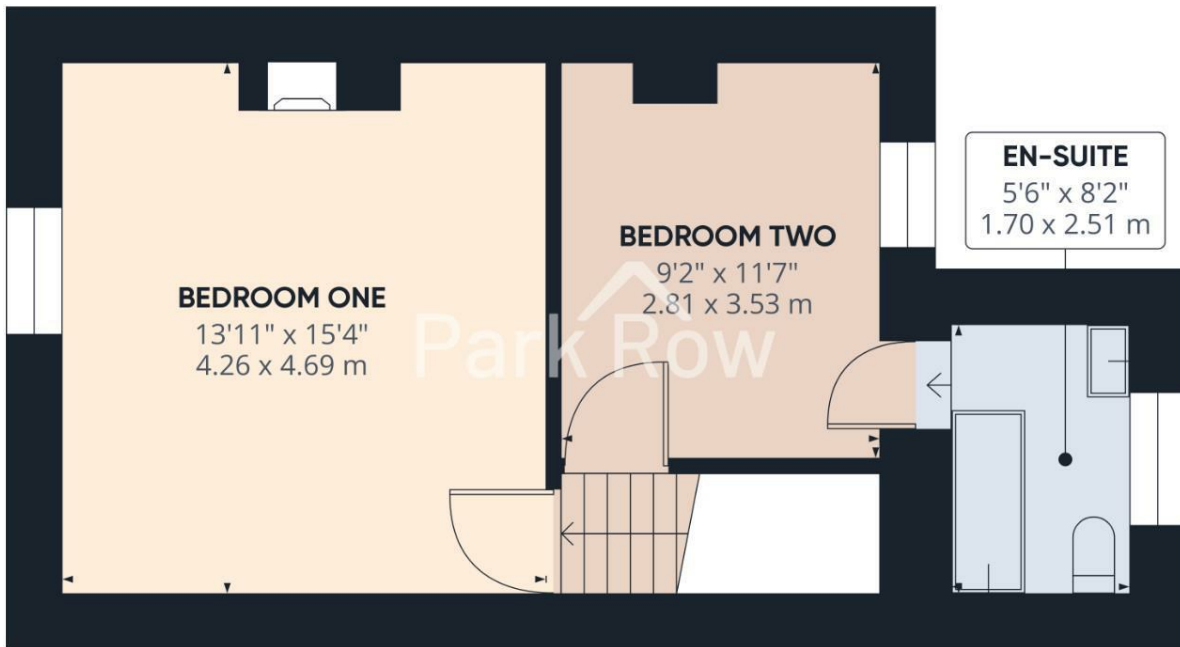
Reduced headroom  
 ----- Below 5 ft/1.5 m

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.

**GIRAFFE360**

Floor 0



Approximate total area<sup>(1)</sup>  
367.26 ft<sup>2</sup>  
34.12 m<sup>2</sup>

(1) Excluding balconies and terraces

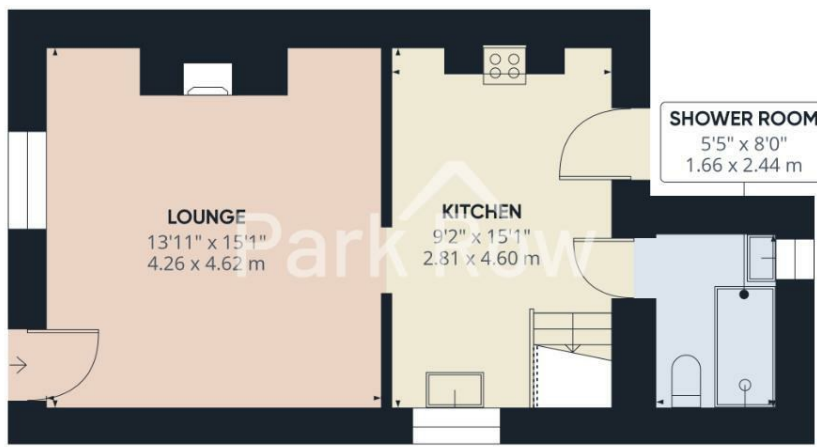
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

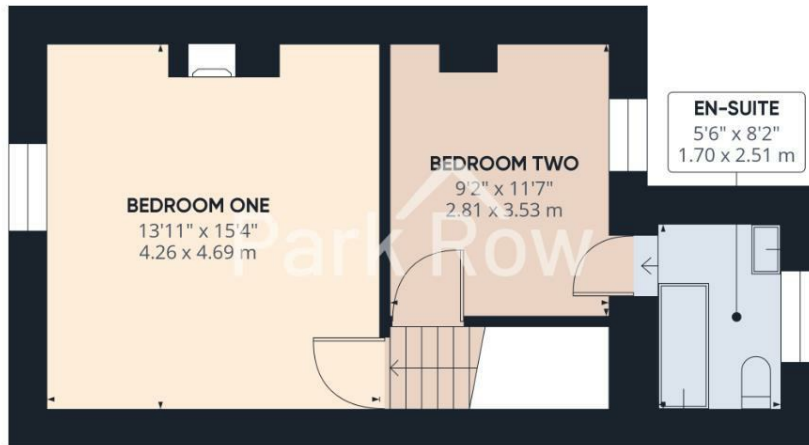
GIRAFFE360

Floor 1





Floor 0



Floor 1

**Park Row**

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

753.26 ft<sup>2</sup>  
69.98 m<sup>2</sup>

**Reduced headroom**

0.43 ft<sup>2</sup>  
0.04 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

**T** 01977 681122  
**W** [www.parkrow.co.uk](http://www.parkrow.co.uk)

34 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BA  
[sherburn@parkrow.co.uk](mailto:sherburn@parkrow.co.uk)

