

Park Row



Rowan Place, Garforth, Leeds, LS25 2JR

Offers In Excess Of £325,000



SEMI DETACHED IN A CUL DE SAC LOCATION**THREE BEDROOMS**OPEN PLAN KITCHEN/DINING/LIVING AREA**LOUNGE & SITTING ROOM**ENSUITE TO MASTER**GARAGE & PARKING**ENCLOSED REAR GARDEN
Welcome to Rowan Place in the charming area of Garforth, Leeds! This delightful semi-detached house boasts a spacious 1,199 sq ft of living space, perfect for a growing family or those who love to entertain.

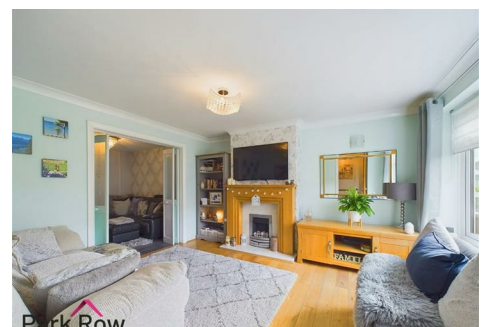
The present owners over recent years have extensively refurbished, tastefully modernised and extended the property which now offers spacious, well laid out family accommodation.

As you step inside, you are greeted by not one, but two reception rooms offering great flexibility for your lifestyle. The property features three bedrooms, and two bathrooms to cater to all your needs.

One of the highlights of this lovely home is the ensuite bathroom attached to the master bedroom, providing a touch of luxury and convenience. The open-plan kitchen, dining, and living area is a fantastic space for hosting gatherings or simply relaxing with your loved ones. Additionally, there is a separate lounge and sitting room, giving you plenty of options for relaxation and entertainment.

The enclosed rear garden is a true gem, complete with decking and a wooden Pergola featuring hexagonal shingle tile roof and power with multiple sockets for all your outdoor needs. Imagine enjoying a cup of tea or hosting a barbecue in this picturesque setting! and has the local Primary Academy and East Garforth station within a few minutes' walk. Main Street, local amenities & Garforth train station 15 minutes' walk away.

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 an Anthracite grey composite door with three glass inserts and two double glazed side panels, new April 2024, plus a courtesy light which leads into:

PORCH

4'9" x 5'4" (1.45 x 1.64)



Half panelled walls surrounding plus an internal door with a glass panel insert which leads into:

ENTRANCE HALLWAY

4'4" x 4'3" (1.33 x 1.32)



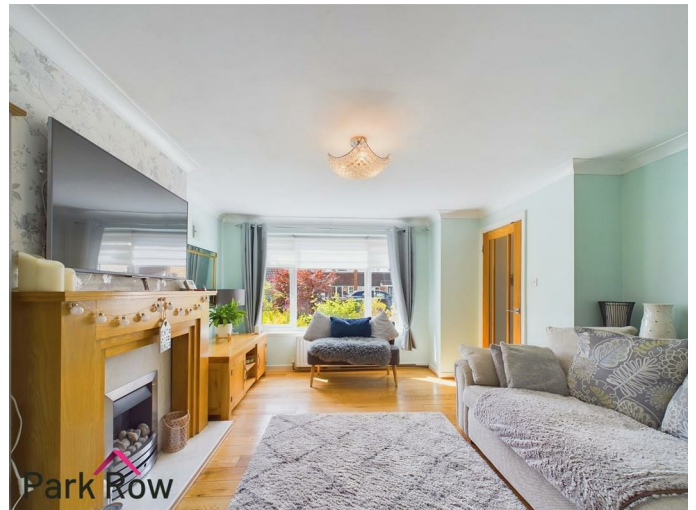
Stairs leading to first floor accommodation, real wood flooring, central heating radiator and an internal door with a glass panel insert which leads into:

LOUNGE

12'9" x 13'3" (3.91 x 4.06)



Double glazed window to the front elevation, real wood flooring, central heating radiator, broadband points, gas fire set within a marble hearth plus double glazed bi-fold doors which leads into:



LIVING AREA

10'5" x 24'2" (3.18 x 7.38)



Central heating radiator and plenty of space for seating, which continues into the kitchen/dining area and double internal doors with glass panel inserts which leads into:

SITTING ROOM

8'11" x 10'8" (2.73 x 3.26)



Velux window to the ceiling with fitted blind, central heating radiator with cover, electric point for a wall mounted television, decorative glass blocks display and a double-glazed patio door, leading out into the rear garden.



KITCHEN/DINING

8'9" x 11'8" (2.67 x 3.58)

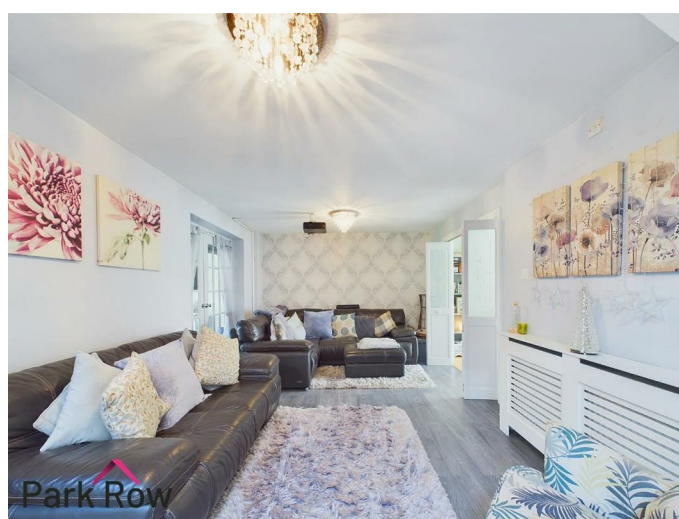


The kitchen/dining/living area is an L-shaped open plan room which seamlessly blends all spaces making the most perfect space to entertain all your family and friends.

Two Velux windows, complete with blinds, to the ceiling, base, and wall units in a cream shaker style finish with antique brushed steel handles, roll edge worktops with splashbacks, five ring gas hob with extractor over and Metro tiled splashback. Built in double oven/microwave, one and a half drainer stainless steel sink with waste disposal and chrome taps over. Separate hot water tap and recessed lights above, integral dishwasher, washing machine and integral wine cooler, with space for a freestanding American

fridge/freezer within the larder kitchen units. Downlighters to the ceiling and above sink area, plus double-glazed French doors which lead out into the rear garden.

The dining area has a Velux window complete with blind and downlights to the ceiling, feature panel wall, space for table and chairs for six people plus an internal door which leads into the garage. The garage has a utility space fitted with storage cupboards, worktops, and power sockets. With space for a tumble dryer and fridge/freezer.



FIRST FLOOR

LANDING



Double glazed window to the front elevation, stairs with wooden balustrade and spindles which leads up to second floor accommodation plus internal doors which lead into;

BEDROOM TWO

12'10" x 8'0" (3.93 x 2.46)



Double glazed window to the front elevation, central heating radiator and substantial built in wardrobes to one wall.



BEDROOM THREE

10'9" x 10'0" (3.29 x 3.06)



Double glazed window to the rear elevation, central heating radiator, feature panel wall above the bed and a door which leads into a storage cupboard.



BEDROOM ONE

13'8" x 15'9" (4.19 x 4.82)



FAMILY BATHROOM

6'2" x 6'5" (1.89 x 1.96)



Double glazed window to the rear elevation and Velux window to the front elevation, ceiling downlights and central heating radiator, television point, two sets of low-level doors and a single door which leads into eaves storage plus further doors which lead into:



Obscure double-glazed window to the rear elevation and includes a white suite comprising; P-shaped spa bath with a mains waterfall showerhead above and glass shower screen plus a storage alcove, concealed cistern low level w/c, anthracite heated towel rail, grey unit with storage and handbasin above with chrome taps over. Wall mounted electric mirror with LED lights, Bluetooth connectivity and shaving/electric toothbrush socket. Fully tiled floor and walls, with LED mood lights running around the ceiling edges plus downlights to the ceiling.

SECOND FLOOR ACCOMMODATION

ENSUITE

4'6" x 6'0" (1.39 x 1.85)



Obscure double-glazed window to the rear elevation and includes a white suite comprising of corner shower cubicle with mains shower above and a glass shower doors, close coupled w/c, handbasin with chrome tap over and vanity unit below, chrome heated towel rail, wet wall within the shower cubicle and half Metro tiles to remaining walls, downlights to the ceiling and has an extractor fan to the side elevation.

EXTERIOR

FRONT



The front of the property is laid with Indian stone paving with the driveway leading to an integral garage. Steps lead up to the front entrance door and with a low-level perimeter wall to the right and front of the property.

REAR



Accessed via the double doors in the sitting room or the living area in the kitchen where you will step out onto: a Yorkshire stone paved pathway which runs along the back of the property, and patio with centre circle decorative stone with space for seating which leads to a decked area with more space for seating with a lovely wooden Pergola complete with full hexagonal shingle tiled roof and power source creating the perfect relaxing area to enjoy the garden. The rest is laid to lawn with raised wooden borders filled with shrubs and plants, space for shed and has outside lighting.





TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: C

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: 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

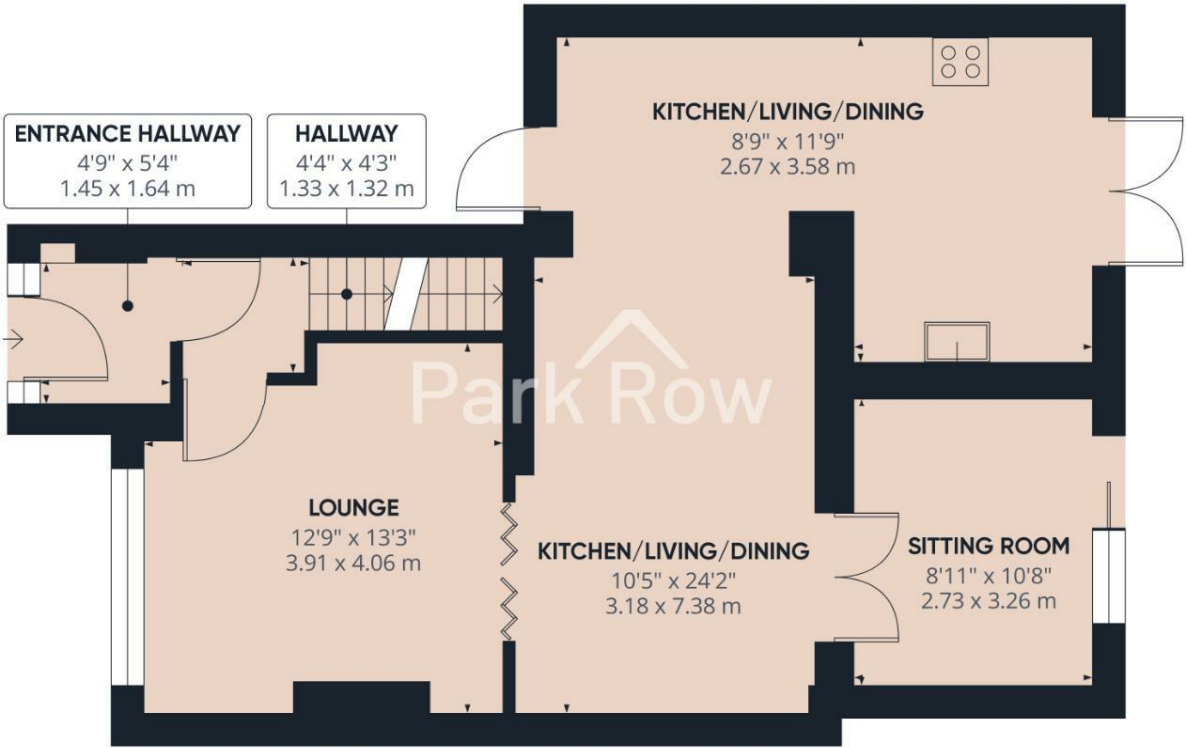
PONTEFRACT - 01977 791133

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.



Approximate total area⁽¹⁾
661.12 ft²
61.42 m²

(1) Excluding balconies and terraces

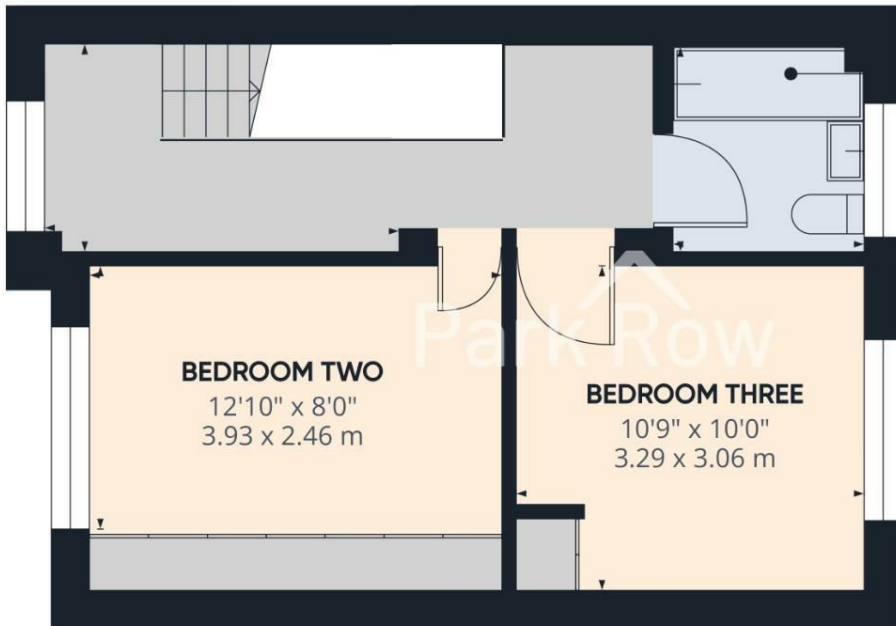
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 0





FAMILY BATHROOM
6'2" x 6'5"
1.89 x 1.96 m

BEDROOM TWO
12'10" x 8'0"
3.93 x 2.46 m

BEDROOM THREE
10'9" x 10'0"
3.29 x 3.06 m

Approximate total areaⁿ
347.57 ft²
32.29 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 1



Approximate total area⁽¹⁾

189.98 ft²
17.65 m²

Reduced headroom

71.04 ft²
6.6 m²

(1) Excluding balconies and terraces

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

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Calculations are based on RICS IPMS 3C standard.

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T 01977 681122
 W www.parkrow.co.uk

34 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BA
 sherburn@parkrow.co.uk

