

Park Row



Southlands Close, South Milford, Leeds, LS25 5NU

Offers In Excess Of £350,000



****DETACHED FAMILY HOME**FOUR BEDROOMS**GARAGE**DRIVEWAY**GARDENS**SUNROOM**UTILITY**EN-SUITE**DOWNSTAIRS W/C**SOUGHT AFTER VILLAGE LOCATION****

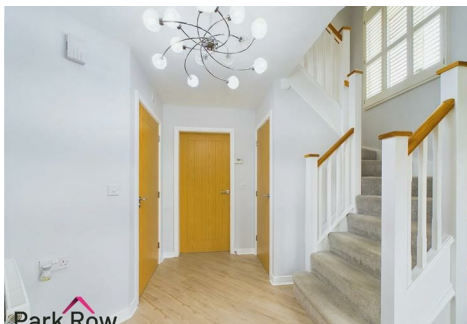
Nestled in the sought-after village location of Southlands Close, South Milford, Leeds, this spacious detached house on a corner plot is a true gem waiting to be discovered. Boasting four good-sized bedrooms, including an en-suite to the master, this property offers ample space for a growing family or those who love to entertain.

The sunroom, with its double doors leading out to the rear garden, is the perfect spot to enjoy a cup of tea in the morning or unwind with a book in the evening. With a garage and a driveway providing parking space for two vehicles, convenience is at your doorstep.

Imagine coming home to this charming property, where each room is filled with natural light and warmth. Whether you're looking for a peaceful retreat from the hustle and bustle of city life or a place to create lasting memories with loved ones, this house offers the perfect blend of comfort and style.

Don't miss out on the opportunity to make this house your home. Book a viewing today and step into the lifestyle you've been dreaming of.

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!



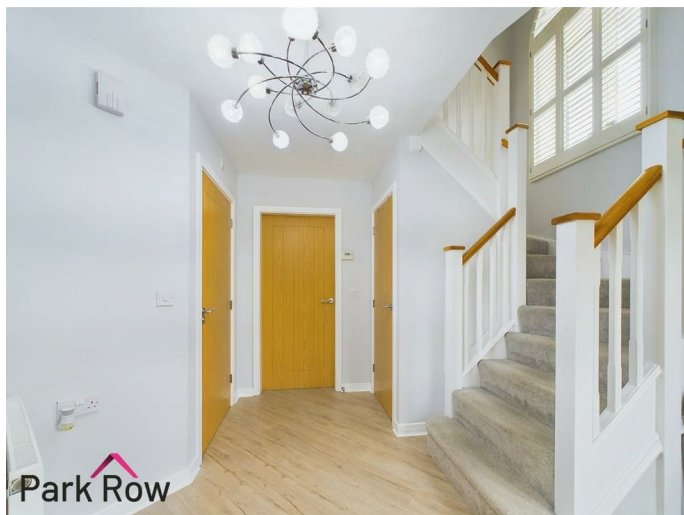
GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a black composite door with two double glazed panels within which leads into;

ENTRANCE HALLWAY

9'10" x 8'7" (3.00 x 2.63)



Stairs which lead up to the first floor accommodation, central heating radiator and internal doors which lead into;

LOUNGE

18'4" x 10'0" (5.60 x 3.07)



Double glazed window to the front elevation, built in grey gloss media unit with storage beneath, broadband point, central heating radiator and a double glazed double door which leads out to the rear garden.



DOWNSTAIRS W/C

6'0" x 5'7" (1.83 x 1.71)



Includes a white suite comprising; close coupled w/c, pedestal hand basin with chrome taps over and tiled splashback plus a central heating radiator.

KITCHEN/DINING

18'4" x 15'2" (5.59 x 4.64)



Two double glazed windows to the front/side elevation and a further double glazed window to the rear/side elevation, grey shaker-style wall and base units, roll-edge laminate worktop, one and a half stainless steel drainer sink with chrome taps over, built in oven, four ring gas hob with a built in extractor fan over, fully tiled splashback, space for a freestanding double fridge/freezer, electric point for a wall mounted television, space for a 6 seater dining table and chair set, space for a sofa and a central heating radiator.



UTILITY

7'3" x 4'6" (2.22 x 1.38)



Grey shaker-style wall and base units with storage, space and plumbing for a washing machine, stainless steel sink with chrome taps over, tiled splashback, an external door which leads out to the rear garden and a further internal door which leads into storage.

FIRST FLOOR ACCOMMODATION

LANDING

12'3" x 2'9" (3.74 x 0.85)



Double glazed arched feature window allowing in floods of light, loft access, a door which leads into a storage cupboard and further internal doors which lead into;

BEDROOM ONE

16'6" x 7'5" (5.03 x 2.27)



Double glazed window to the rear elevation, central heating radiator, electric point for a wall mounted television and an internal door which leads into;



ENSUITE

6'4" x 5'3" (1.95 x 1.61)



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, mirrored unit of the wall with storage, fully tiled corner mains shower with a glass shower screen and a central heating radiator.

BEDROOM TWO

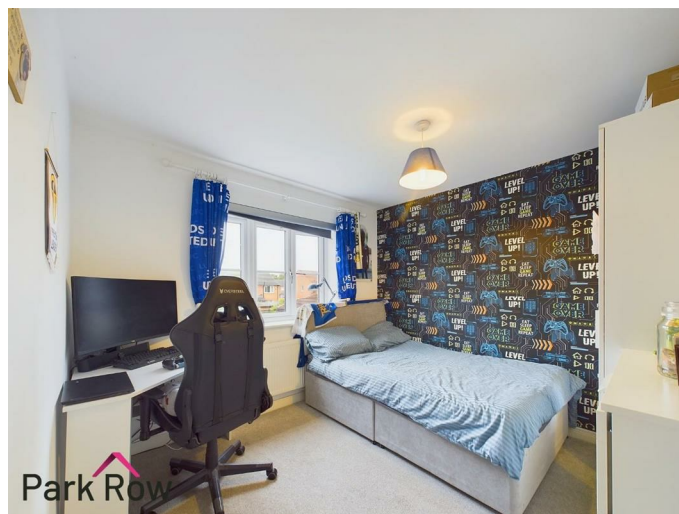
14'0" x 9'3" (4.27 x 2.82)



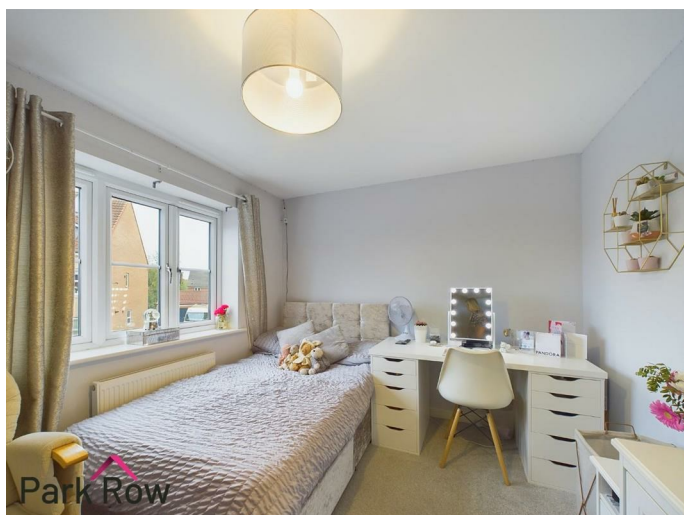
Double glazed window to the front elevation and a central heating radiator.

BEDROOM THREE

9'8" x 9'4" (2.96 x 2.85)



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



BEDROOM FOUR

8'8" x 7'8" (2.65 x 2.36)



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

FAMILY BATHROOM

7'3" x 5'7" (2.21 x 1.72)



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

EXTERIOR

FRONT



To the front of the property there is a paved pathway which leads to the entrance door and down the side of the property to the rear garden, porch over the entrance door, perimeter hedging to all three sides and the rest is mainly lawn.

REAR



Accessed via the the pathway at the front of the property, the double doors in the lounge plus sun room and door in the utility where you will step out onto; a paved pathway which leads to a further paved patio area with space for seating, paved patio outside of the sunroom with further space for outdoor seating, space for an outdoor storage box, raised area to the bottom with space for a Wendy house, perimeter fencing to all three sides and the rest is mainly lawe.





and includes; power, lighting and could be a great space if you work from home or if you would like a home gym!

GARAGE

Accessed via the driveway to the side of the property and includes; power and lighting plus it is a great space for storage.

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

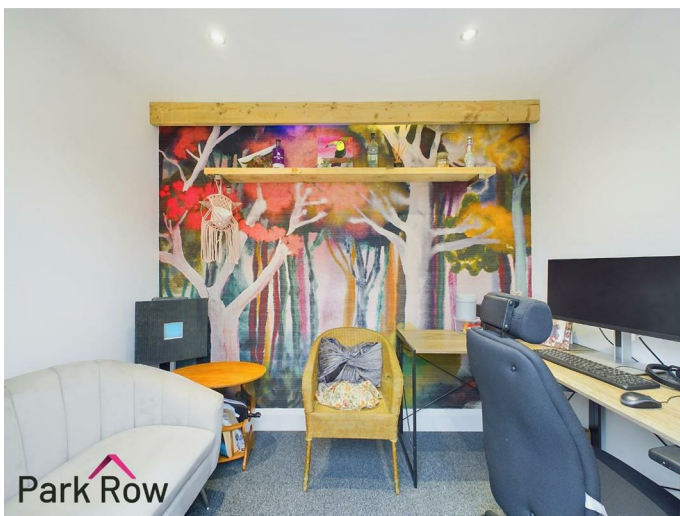
Broadband: Fibre (FTTP)

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.



SUNROOM




Accessed via the double doors from the garden and it was previously part of the garage which has since been converted

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, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

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

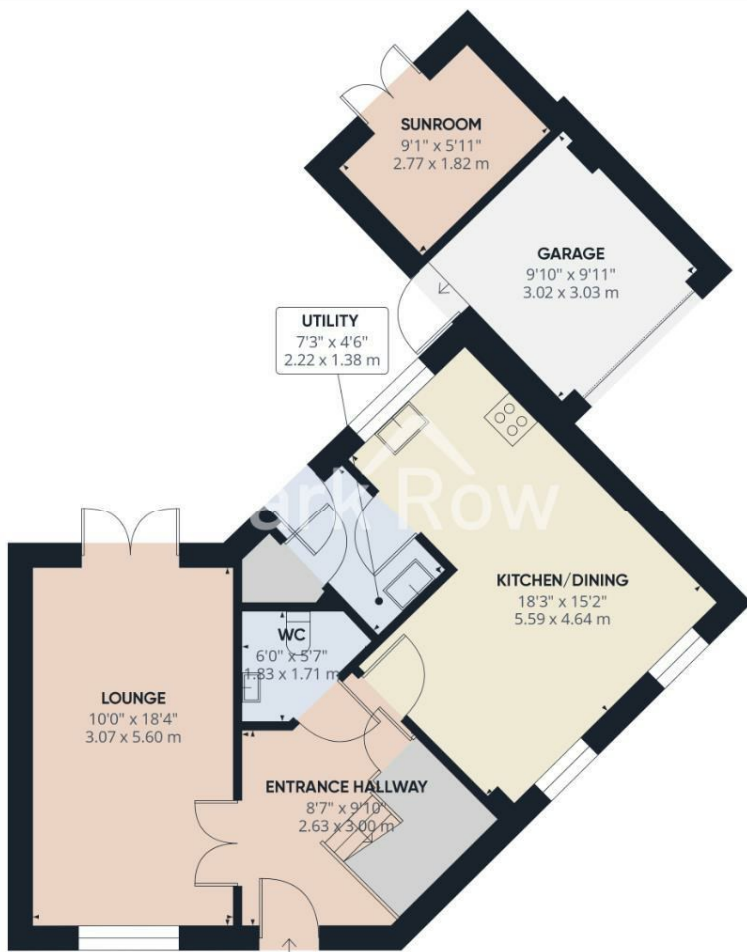
CASTLEFORD - 01977 558480

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 0

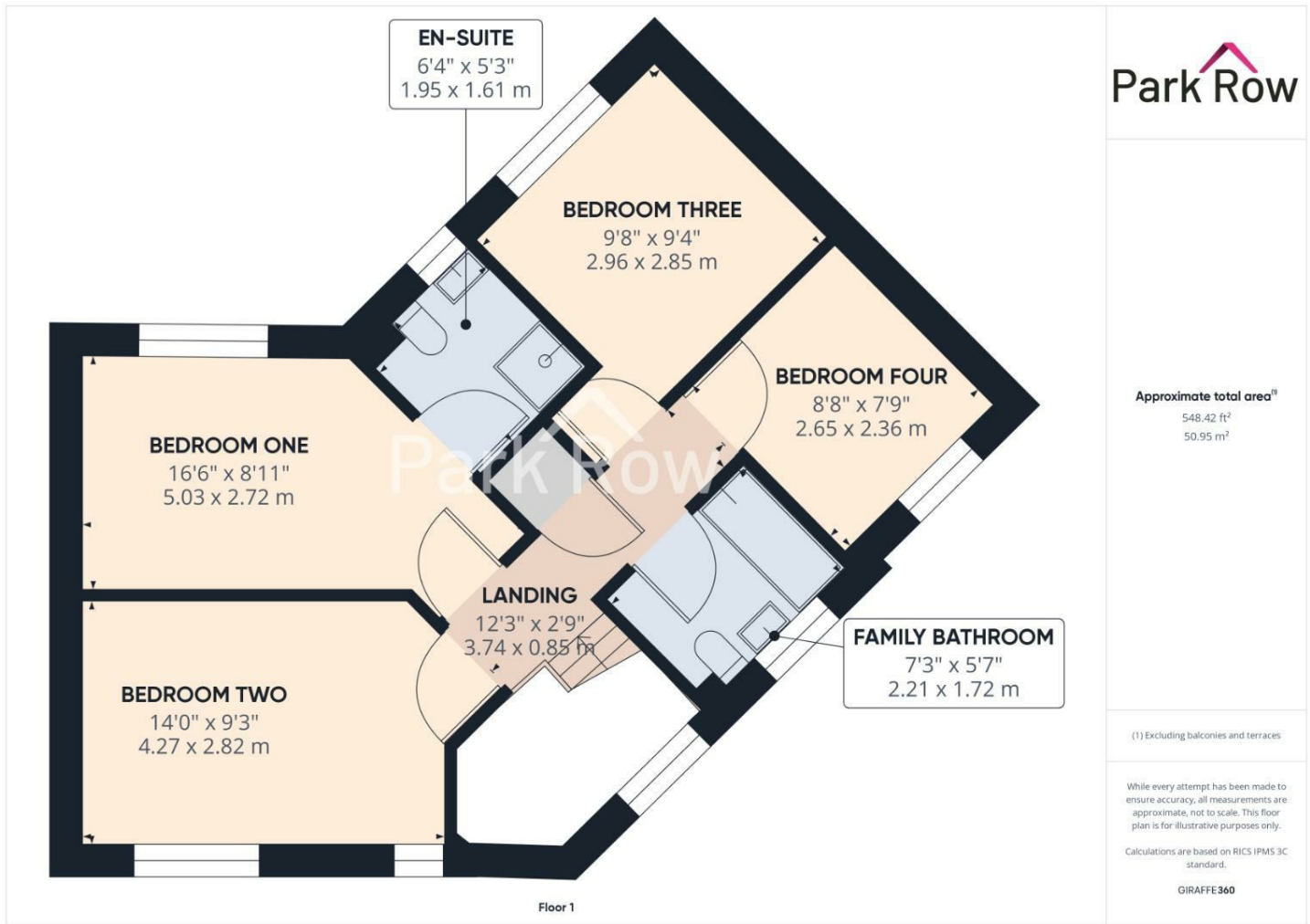
Approximate total area⁽¹⁾
755.63 ft²
70.2 m²

(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







Park Row

Approximate total areaⁿ
1304.05 ft²
121.15 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

T 01977 681122
W www.parkrow.co.uk

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

