

# Park Row



## Rose Lea Close, Hillam, Leeds, LS25 5HJ

Offers In Excess Of £450,000



DETACHED HOUSE\*\*FIVE BEDROOMS\*\*DOWNSTAIRS W/C\*\*UTILITY\*\* ENSUITE TO BEDROOM ONE\*\*GARAGE AND PARKING\*\*BEAUTIFUL LANDSCAPED REAR GARDEN\*\*

Welcome to Rose Lea Close, Hillam, Leeds - a stunning detached house that boasts five bedrooms, perfect for a growing family or those who love to entertain guests. This property offers a generous 1,303 sq ft of living space, providing ample room for all your needs.

As you step inside, you'll be greeted by a spacious reception room, complete with log burner and ideal for relaxing with family or hosting gatherings. The property features two bathrooms, including an ensuite in the master bedroom for added convenience.

One of the highlights of this home is the beautiful conservatory, allowing you to enjoy the picturesque views of the landscaped garden all year round. Imagine sipping your morning coffee or unwinding with a book in this tranquil space.

The downstairs w/c and utility room add practicality to this already impressive property, making daily tasks a breeze. With a garage and parking available, you'll never have to worry about finding space for your vehicles.

Located in the charming area of Hillam, this property offers a perfect blend of tranquillity and convenience. Whether you're looking for a peaceful retreat or a place to call home, this detached house has it all. Don't miss out on the opportunity to make this house your own and create lasting memories in this wonderful setting.

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

12'11" x 6'11" (3.96 x 2.12)

Enter through a double glazed entrance door with a glass semi circle insert and a storm porch over which leads into:

### ENTRANCE HALLWAY



Double glazed window to the front elevation, stairs with wooden balustrade and spindles leading up to first floor accommodation, door leads into a storage cupboard, central heating radiator and with internal doors leading into;

### LOUNGE

23'3" x 10'11" (7.11 x 3.34)

Double glazed windows to the front and side elevation, central heating radiator, log burner set on a tiled hearth with a wooden beam above, television points, double wooden internal doors with glass panel inserts which leads into the kitchen and double glazed double doors which lead into:

## CONSERVATORY

10'7" x 10'5" (3.25 x 3.19)



Double glazed windows to all sides with dwarf brick walls, polycarbonate roof and with double glazed double doors which leads into the rear garden.

### DOWNSTAIRS W/C

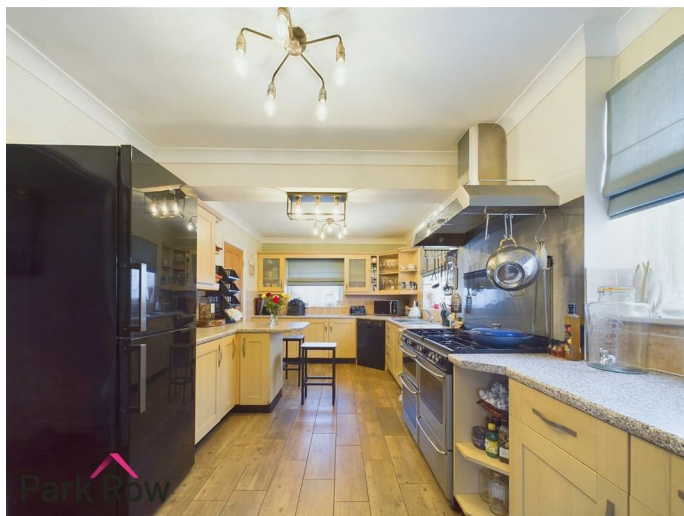
2'10" x 5'4" (0.88 x 1.63)



Has a white suite comprising: close coupled w/c, handbasin with chrome tap over, half tiled walls and has fully tiled floors.

## KITCHEN/BREAKFAST ROOM

9'8" x 17'5" (2.97 x 5.31)



Two double glazed windows to the rear elevation and further double glazed window to the side elevation, wall/base and display units in a cream shaker style finish, roll edge worktops with tiled splashback and breakfast bar, space for freestanding range cooker with extractor fan over, space and plumbing for dishwasher, space for freestanding fridge/freezer, internal door leads into the hallway and further internal door leads into:



## UTILITY

6'2" x 7'4" (1.88 x 2.25)

Double glazed window to side elevation and double glazed stable door leads to side elevation, central heating radiator, space and plumbing for washing machine, space for dryer and has understairs cupboard for storage.

## FIRST FLOOR ACCOMMODATION

### LANDING

8'6" x 4'0" (2.60 x 1.22)

Loft access and has doors leading off:

## BEDROOM ONE

12'6" x 11'2" (3.83 x 3.41)



Double glazed window to the side elevation, central heating radiator, built in wardrobes with dressing table and further built in wardrobes with storage cupboards above the bed and a door which leads into:



### ENSUITE

6'11" x 6'11" (2.13 x 2.12)



Obscure double glazed window to front elevation and has a white suite comprising: panel bath with chrome tap over and mains shower above, close coupled w/c, pedestal handbasin with chrome tap over and is fully tiled to all walls.

### BEDROOM TWO

10'2" x 11'1" (3.10 x 3.40)



Double glazed window to the side elevation, central heating radiators and has built in wardrobes to one wall.

### BEDROOM THREE

8'10" x 9'3" (2.70 x 2.83)



Double glazed window to the front elevation, central heating radiator and has loft access.

### BEDROOM FOUR

6'6" x 9'3" (1.99 x 2.84)



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

### BEDROOM FIVE

7'0" x 6'11" (2.15 x 2.12)

Double glazed window to the rear elevation, central heating radiator and is currently being used as an office.

## FAMILY BATHROOM

7'1" x 6'1" (2.16 x 1.86)



Obscure double glazed window to side elevation and has a white suite comprising: panel bath with chrome taps over and mains shower above with glass shower screen, close coupled w/c, pedestal handbasin with chrome tap over and is fully tiled to all walls.

## EXTERIOR

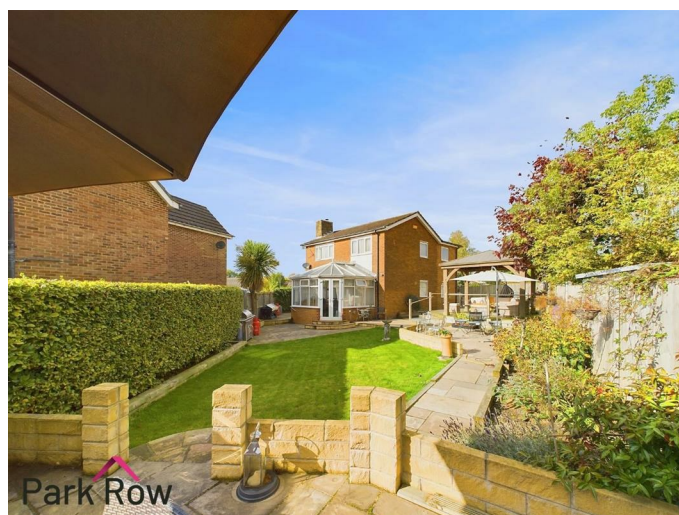
### FRONT



To the front of the property there is a blocked paved driveway which leads to a single integral garage and continues to the front entrance door, a paved footpath leads to a wooden pedestrian gate which gives access to the rear garden, there is a border with mature shrubs with a low level wall with metal railing, to the left hand side is wooden perimeter fencing.



### REAR



Accessed via the pedestrian gate down the side of the property or the doors in the conservatory where you will step down onto: a beautiful landscaped garden with many different areas with plenty of space for seating, a decked area complete with a gorgeous pergola giving you a lovely space to sit and relax and enjoy with family and friends, there are some raised borders filled with mature plants, the rest is mainly laid to lawn with some hedging and perimeter fencing to all sides giving you privacy from your neighbours.



**GARAGE**

Accessed via and up and over door with power and lighting.

**AERIAL PHOTOS**





## 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.

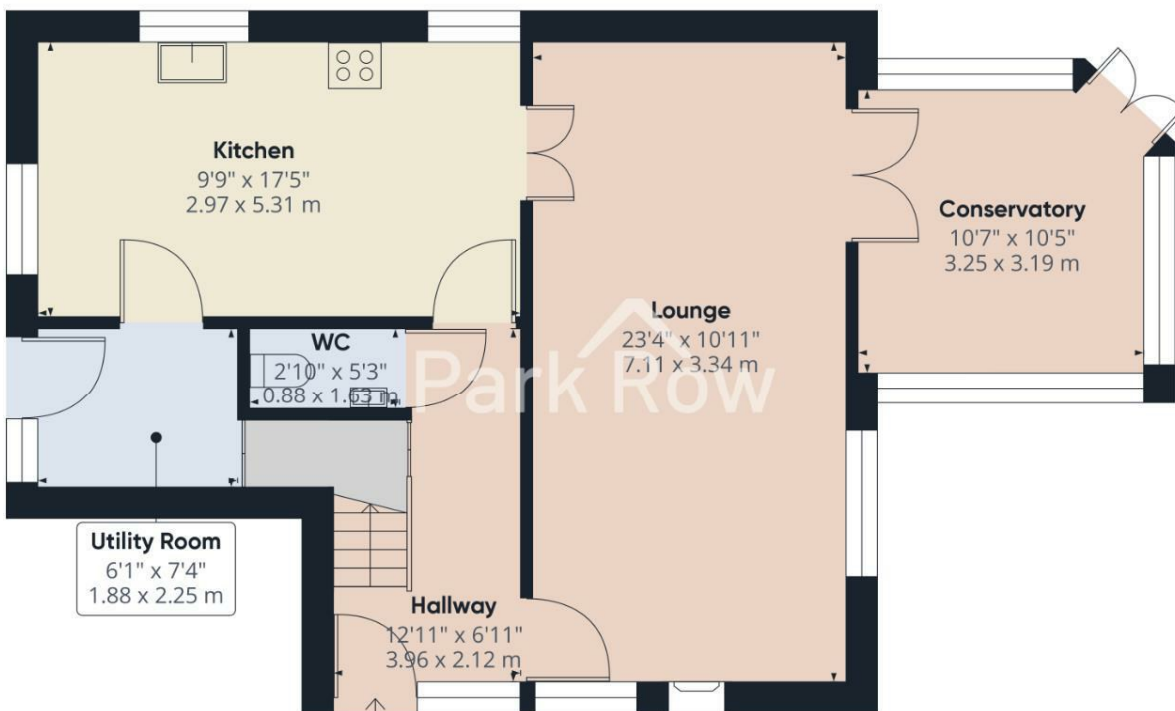
If there is any point of particular importance to you we will



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.







**Approximate total area<sup>(1)</sup>**  
708.37 ft<sup>2</sup>  
65.81 m<sup>2</sup>

(1) Excluding balconies and terraces.

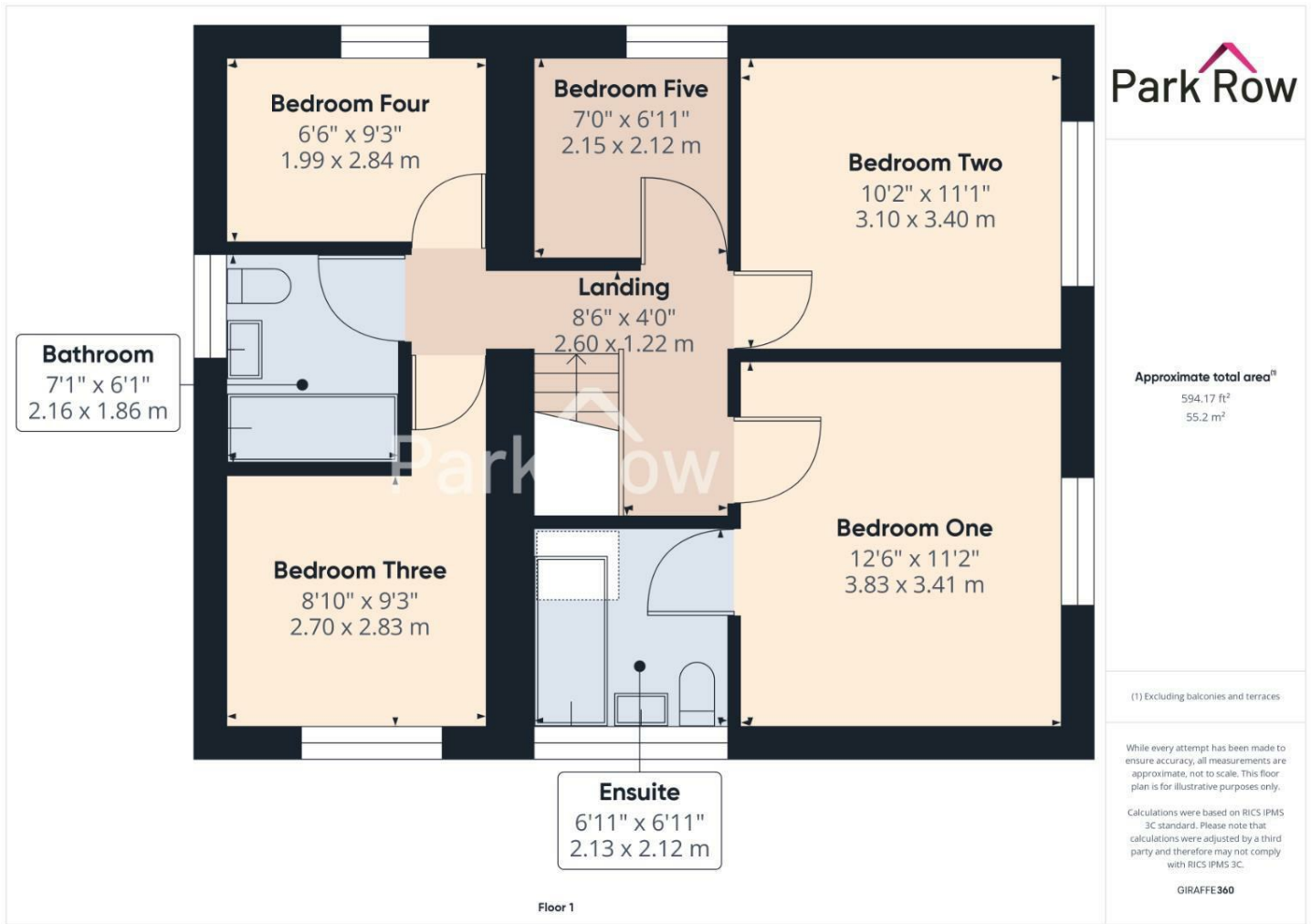
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

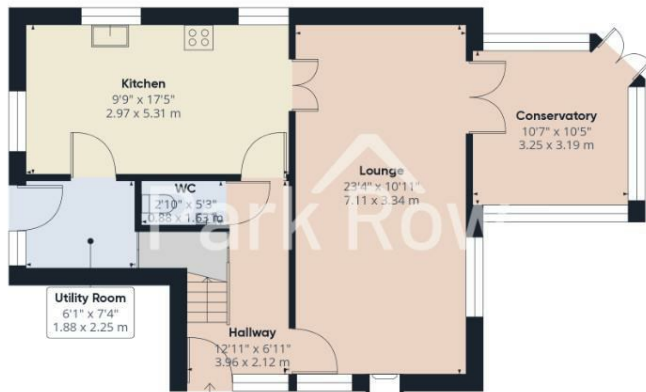
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

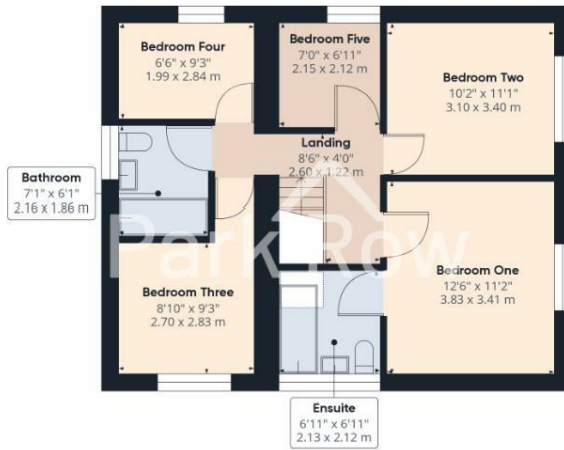
Floor 0







Floor 0



Floor 1

**Park Row**

Approximate total area<sup>(1)</sup>  
1302.54 ft<sup>2</sup>  
121.01 m<sup>2</sup>

(1) Excluding balconies and terraces

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