

Park Row



Steincroft Road, South Milford, Leeds, LS25 5AX

Offers In Excess Of £190,000



SEMI-DETACHED**IDEAL FOR FIRST TIME BUYERS**GREAT FOR INVESTORS**IN NEED OF SOME MODERNISATION**THREE BEDROOMS**SUBSTANTIAL FRONT/SIDE GARDEN**DOUBLE GARAGE**NO UPWARD CHAIN**

Welcome to this semi-detached house located on Steincroft Road in the lovely area of South Milford, Leeds. This property boasts three bedrooms, perfect for a growing family or those in need of extra space. As you step inside, you'll find a reception room, ideal for relaxing with family or entertaining guests. The house also features a bathroom, ensuring convenience for all residents. One of the standout features of this property is the substantial front and side garden. Imagine enjoying a cup of tea in the morning or hosting a barbecue in this beautiful outdoor space. Additionally, the double garage provides ample storage for your vehicles or can be converted into a workshop or hobby space.

This house is a fantastic opportunity as it comes with no upward chain, making the buying process smoother and quicker. While the property may require some modernisation, this presents a wonderful chance for you to put your own stamp on the house and create the home of your dreams.

Don't miss out on the potential this property holds. Contact us today to arrange a viewing and envision the possibilities that this semi-detached gem in South Milford has to offer.

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 white double glazed entrance door with two glass panel inserts which leads into:

ENTRANCE HALLWAY

2'11" x 8'3" (0.91 x 2.52)

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

BATHROOM

7'10" x 5'1" (2.41 x 1.57)



Obscure double glazed window to the side elevation and a coloured suite comprising: panel bath with chrome taps over and mains shower above, close coupled w/c, pedestal handbasin with chrome tap over and wall mounted unit above, central heating radiator, concertina door leads into understairs storage and is fully tiled to all walls.

LOUNGE/DINER

9'7" x 16'10" (2.93 x 5.15)



Doubled glazed windows to the front and rear elevations, two central heating radiators, television points and has an electric fire set within a surround.



KITCHEN

11'3" x 8'2" (3.43 x 2.51)



Double glazed windows to the rear and side elevations, wall and base units in wooden finish, laminate worktops with tiled splashbacks, space for free standing cooker, space or under counter fridge, space and plumbing for washing machine and a doubled glazed external door with glass panel inserts which leads to the rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

7'3" x 2'7" (2.23 x 0.81)

To the half landing there is a double glazed window to the front elevation, stairs then continue up to the bedrooms.

BEDROOM ONE

11'3" x 9'8" (3.44 x 2.97)



Double glazed window to the rear elevation, central heating radiator and has built in wardrobes with both hanging and shelving space.

BEDROOM TWO

8'1" x 11'1" (2.48 x 3.38)



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

BEDROOM THREE

10'2" x 6'10" (3.12 x 2.09)



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

EXTERIOR

FRONT



A substantial garden which is accessed via a metal pedestrian gate which leads down a pathway to the front entrance door and continues down the side of the property to the rear, to the right hand side it is mainly laid to lawn with mature borders and to the left has mature plants and shrubs planted. There are also metal vehicular access gates which leads to a double garage and also has a concrete driveway with parking for one vehicle.





REAR



Accessed via the pathway which runs down the side of the property or the external door in the kitchen where you will step out onto: a low maintenance garden which is mainly paved and has space for seating.

DOUBLE GARAGE



Access via separate up and over doors with also has four singled glazed windows to the rear elevation and a pedestrian door plus it is a great space for storage.

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

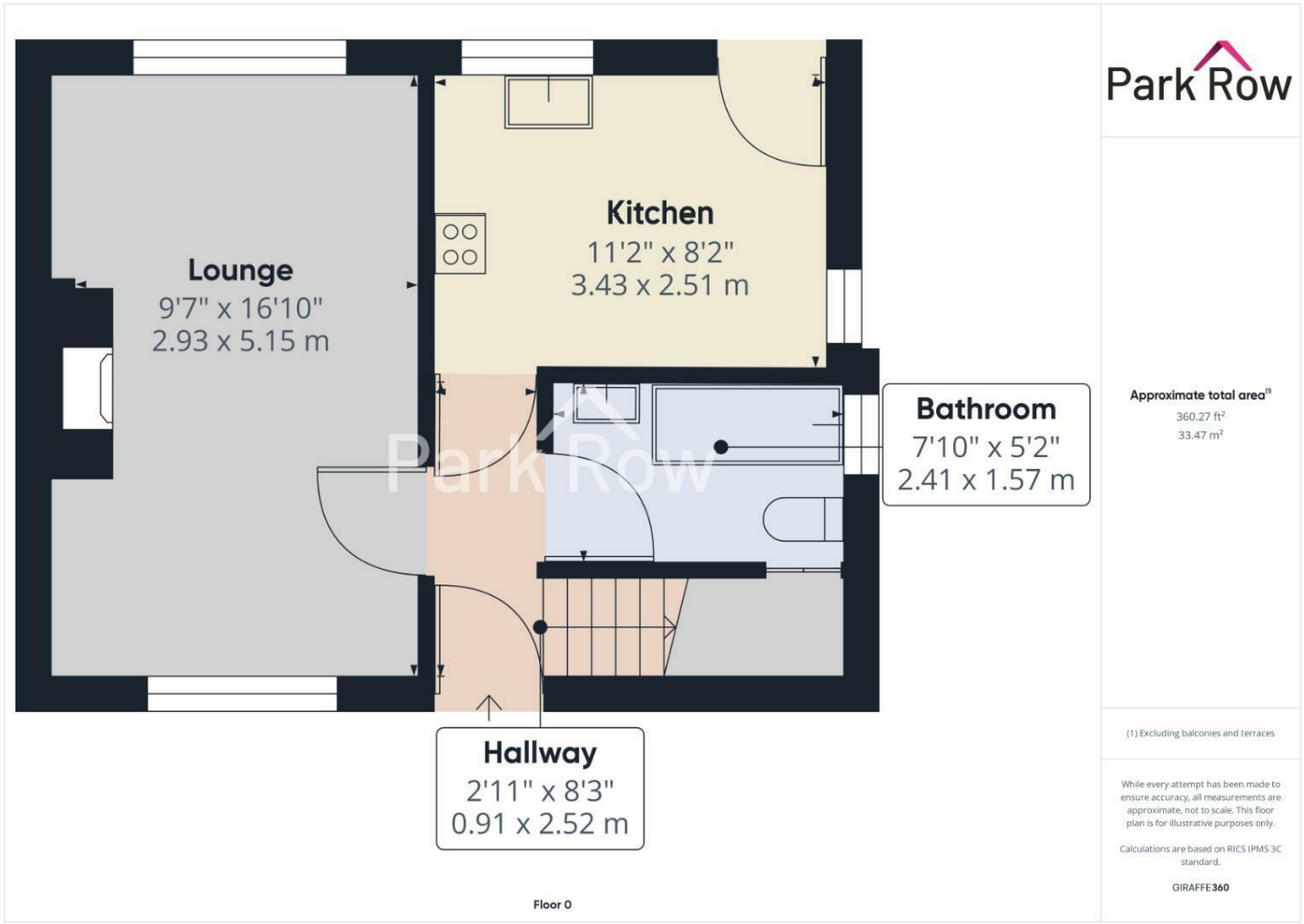
PONTEFRACT - 01977 791133

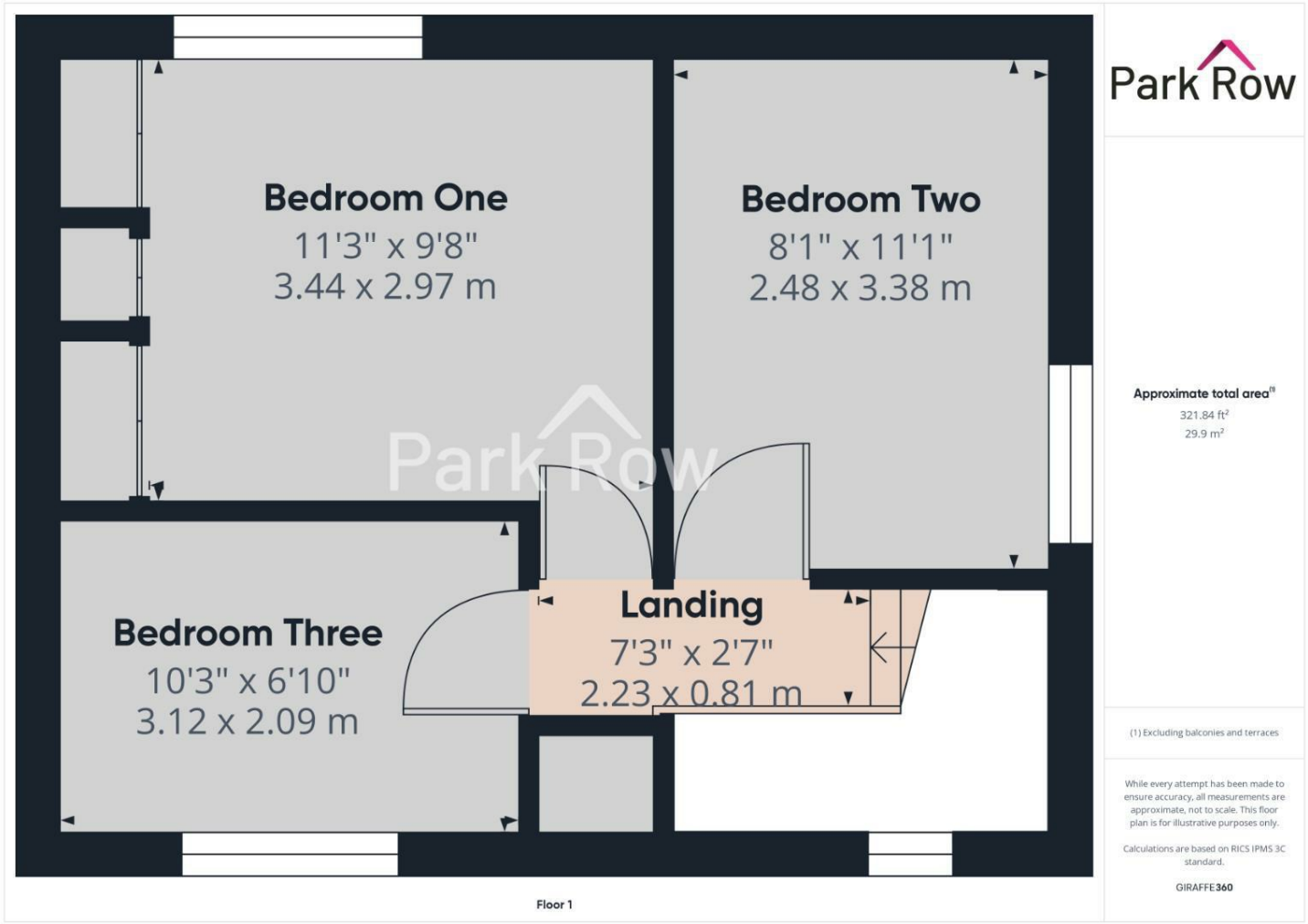
CASTLEFORD - 01977 558480

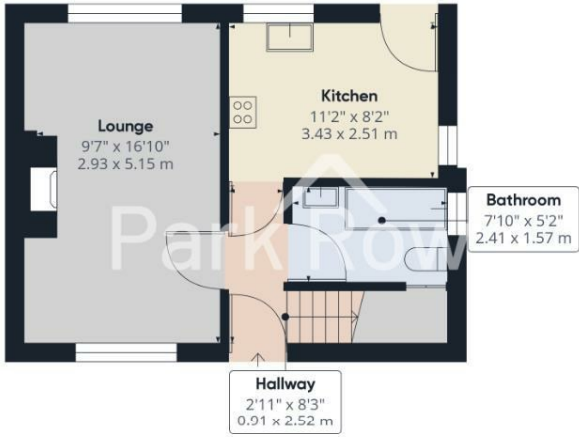
VIEWINGS

Strictly by appointment with the sole agents.

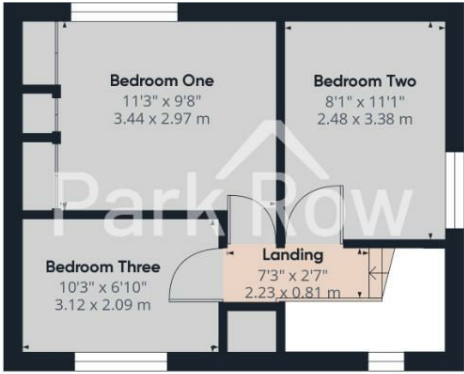
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.







Floor 0



Floor 1

Park Row

Approximate total area¹
682.11 ft²
63.37 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

T 01977 681122
W www.parkrow.co.uk

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

