

# Park Row



**Mill Close, South Milford, Leeds, LS25 5FJ**

**Offers In Excess Of £260,000**



**SEMI DETACHED\*\*THREE BEDROOMS\*\*DOWNSTAIRS SHOWER ROOM\*\* FAMILY BATHROOM\*\*GARAGE & PARKING\*\*ENCLOSED REAR GARDEN\*\*HIGH SPECIFICATION & IMMACULATE THROUGHOUT\*\***

Nestled in the charming Mill Close of South Milford, Leeds, this semi-detached house is a true gem waiting to be discovered. Boasting three bedrooms, perfect for a growing family or those in need of extra space, this property offers a comfortable and spacious living arrangement.

As you step inside, you are greeted by a welcoming reception room, ideal for entertaining guests or simply relaxing after a long day. The high specifications throughout the house add a touch of luxury and elegance to the space, making it a delightful place to call home.

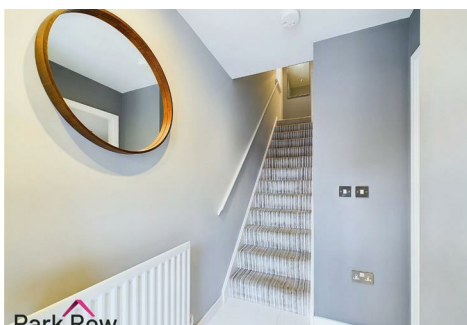
With two bathrooms, including a convenient downstairs shower room and a family bathroom, the morning rush will be a thing of the past. No more queuing for the bathroom in this household!

Parking will never be an issue with space for two vehicles, ensuring both convenience and peace of mind. The added bonus of a garage provides even more storage space or the perfect spot to keep your car safe from the elements.

The enclosed rear garden offers a private outdoor sanctuary, perfect for enjoying a morning coffee or hosting a summer barbecue with friends and family. Imagine the possibilities for creating your own little oasis right at home.

Don't miss out on the opportunity to make this wonderful property your own. With its prime location, ample space, and modern amenities, this semi-detached house in South Milford is sure to tick all the boxes for your dream home.

**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!'**



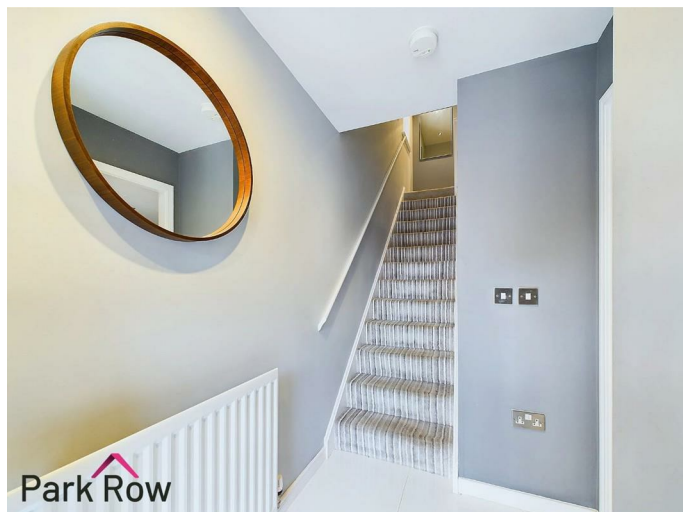
## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a black composite door with two glass panels within and a courtesy light which leads into:

### ENTRANCE HALLWAY

9'11" x 3'8" (3.04 x 1.13)



Stairs which lead up to first floor accommodation, central heating radiator, burglar alarm control pad and internal doors which lead into;

### DOWNSTAIRS SHOWER ROOM

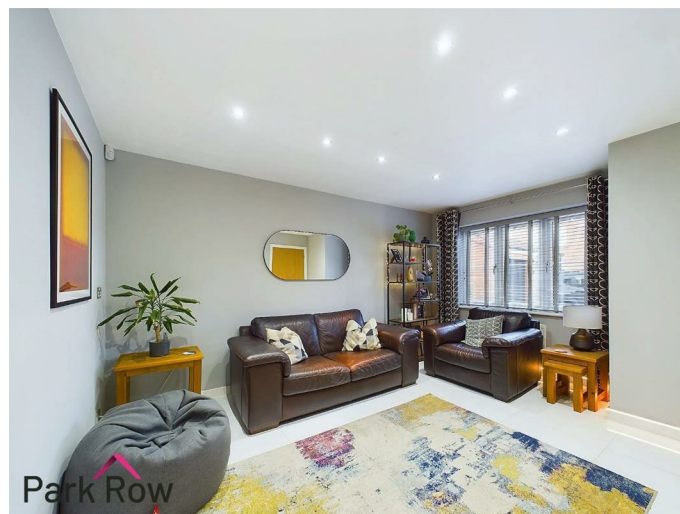
5'10" x 2'8" (1.78 x 0.82)



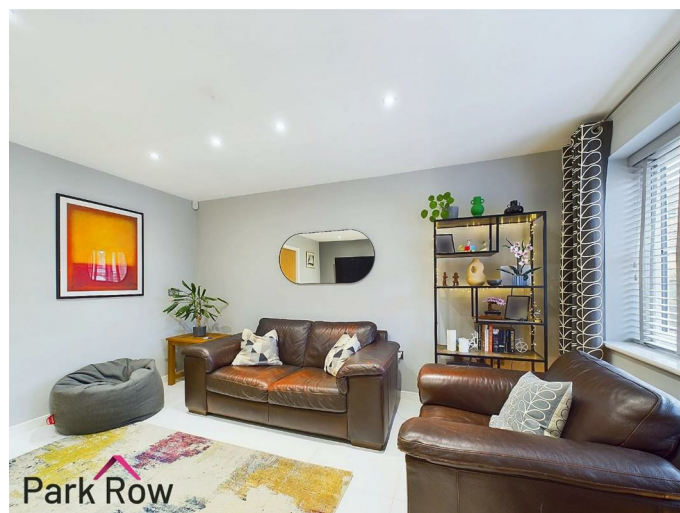
Obscure double glazed window to the front elevation and a white suite comprising: walk in shower cubicle with a mains shower above and has a rainfall shower head and smaller attachment, glass shower screen, handbasin with chrome tap over with vanity unit below, shaver point, LED light up mirror, close coupled w/c, grey ladder radiator and is fully tiled to all walls and comes with underfloor heating.

## LOUNGE

14'3" x 13'1" (4.36 x 4.01)

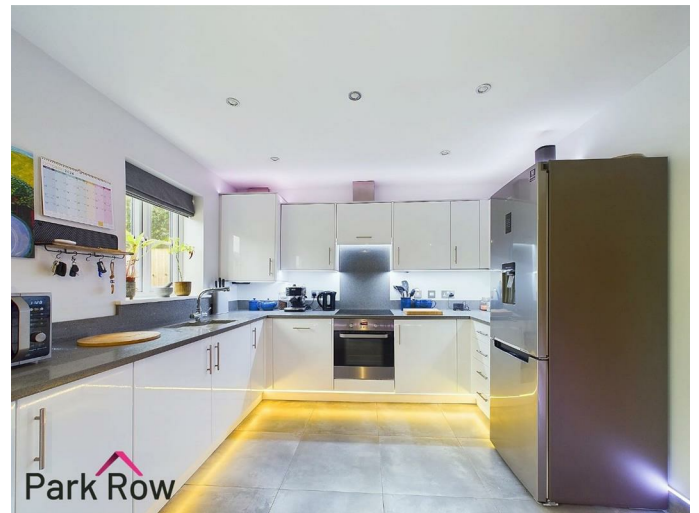


Double glazed window to the front elevation, two central heating radiators, spotlights to the ceiling, LED lighting to some skirting boards, television points and comes with underfloor heating and a door which leads into:

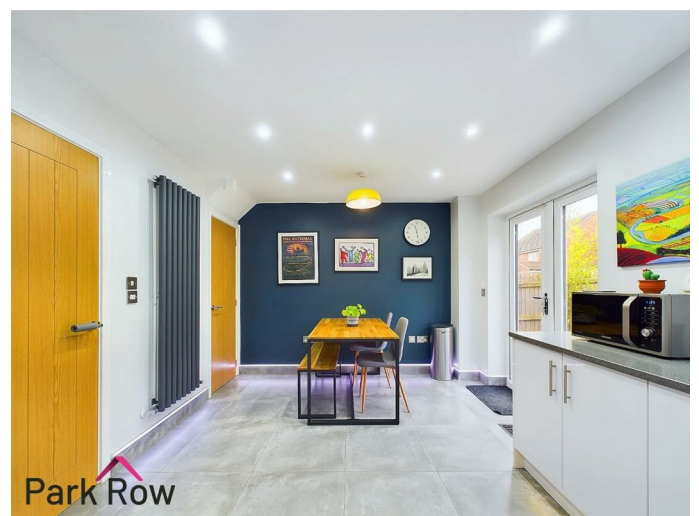




### KITCHEN/DINER 10'5" x 16'2" (3.20 x 4.95)



Double glazed window to the rear elevation, wall and base units in a high white gloss finish with stainless steel handles, square edge worktops with built in drainer sink with chrome mixer tap over and undercounter lighting, four ring electric hob with extractor over and tiled splashback, built in electric oven, built in dishwasher, space for freestanding fridge/freezer, spotlights to the ceiling, LED lights above the units, kicker boards and skirting boards, grey ladder radiator, space for dining table and chairs, underfloor heating, a door which leads into storage cupboard and external double glazed double doors which lead out into the rear garden.



### FIRST FLOOR ACCOMMODATION

## LANDING

8'5" x 6'4" (2.58 x 1.95)

Double glazed window to the side elevation, loft access, spotlights to the ceiling and doors which lead into;

## BEDROOM ONE

13'8" x 8'8" (4.17 x 2.65)



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

## BEDROOM TWO

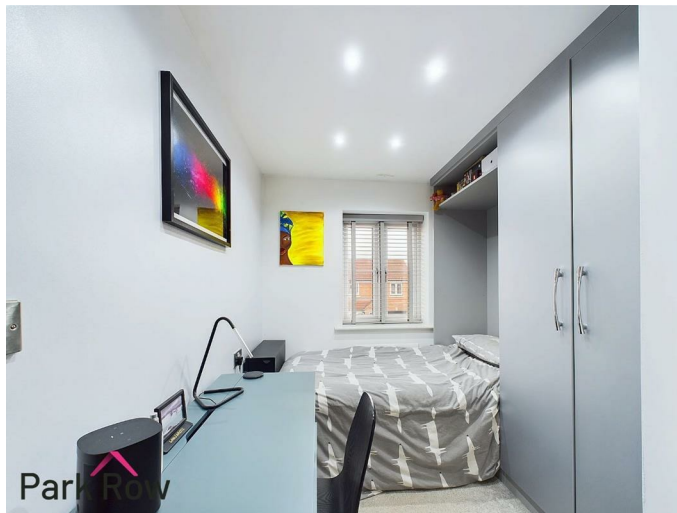
9'3" x 9'5" (2.83 x 2.89)



Double glazed window to the rear elevation, central heating radiator, spotlights to the ceiling and with built in wardrobes.

## BEDROOM THREE

9'10" x 7'2" (3.00 x 2.20)



Double glazed window to the front elevation, central heating radiator, spotlights to the ceiling, built in wardrobes with some overbed storage and door which leads into a storage cupboard.

## FAMILY BATHROOM

6'0" x 6'5" (1.83 x 1.96)



Obscure double glazed window to the rear elevation and has a stunning white suite comprising: spa bath with chrome shower attachment, handbasin with chrome tap over and vanity unit below and LED lighted mirror above, concealed cistern low level w/c set within a grey vanity unit with storage and LED lighted mirror above, built in wall mounted television, fully tiled to all walls with decorative alcoves, underfloor heating, spotlights and extractor fan to the ceiling and fully tiled floor with LED lighting around the edges.

## EXTERIOR

## FRONT



To the front of the property is a tarmacked driveway with parking for two cars which leads to a single garage with up and over door and with power and lighting and the loft area is boarded out with a ladder for additional storage , paved area leads to the front entrance door and runs along the front of the property and to the black pedestrian gate which gives access to the rear garden, external lighting for security.



## REAR



Accessed via the pedestrian gate at the front of the property or through the double glazed doors in the kitchen where you will step out onto: a paved area with space for seating, external lighting runs along the perimeter fencing to the right and to the rear, a lawned area with herbaceous borders to the sides leads to a further paved area, which is covered and has lighting and power with space for a hot tub or a further seating area.





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: 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.



### TENURE AND COUNCIL TAX

Tenure: Freehold



## 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

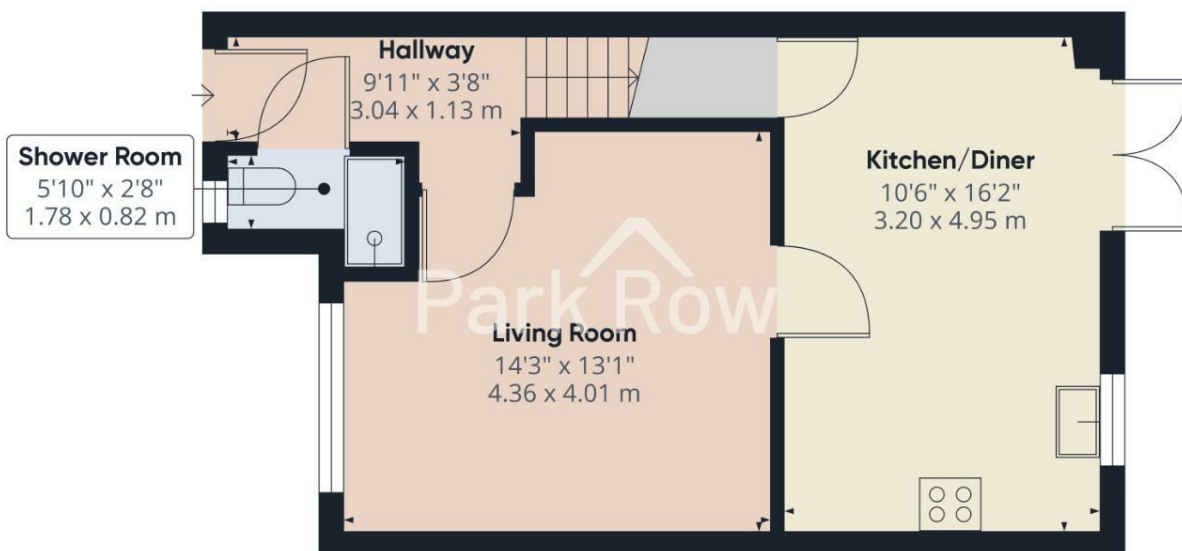
CASTLEFORD - 01977 558480

## 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>**  
423.88 ft<sup>2</sup>  
39.38 m<sup>2</sup>

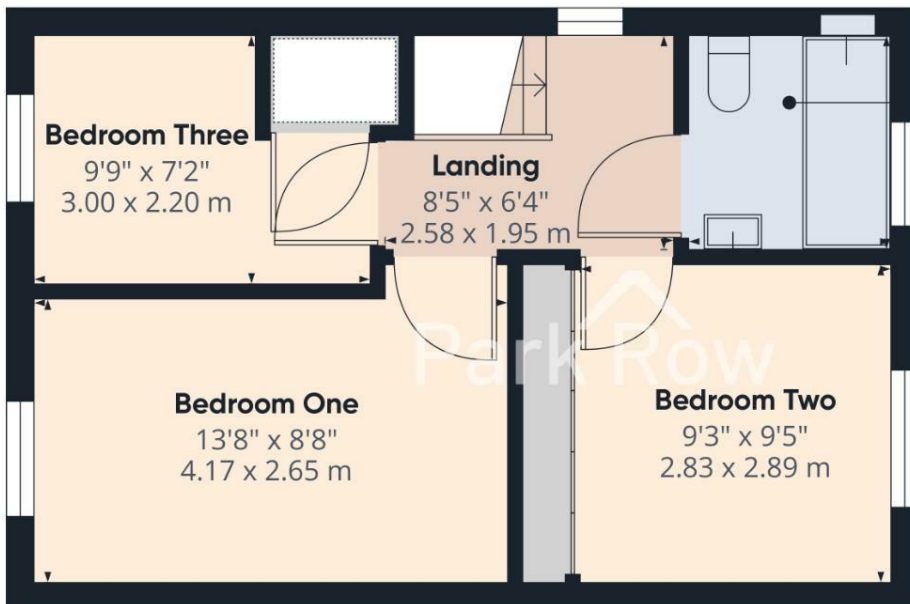
(1) Excluding balconies and terraces

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 0



**Family Bathroom**  
6'0" x 6'5"  
1.83 x 1.96 m

**Approximate total area<sup>(1)</sup>**  
365.65 ft<sup>2</sup>  
33.97 m<sup>2</sup>

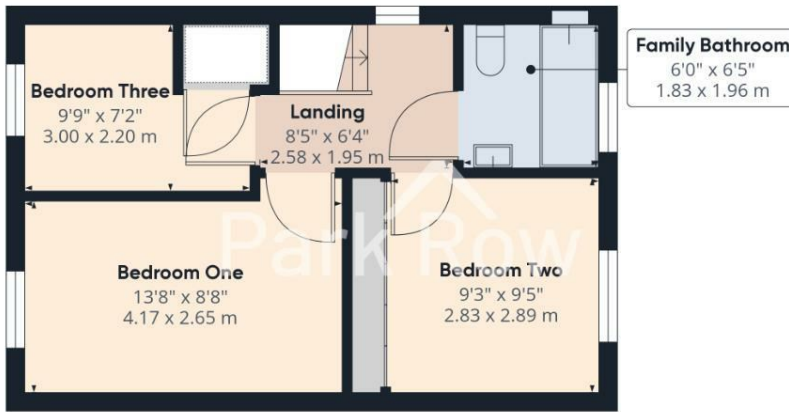
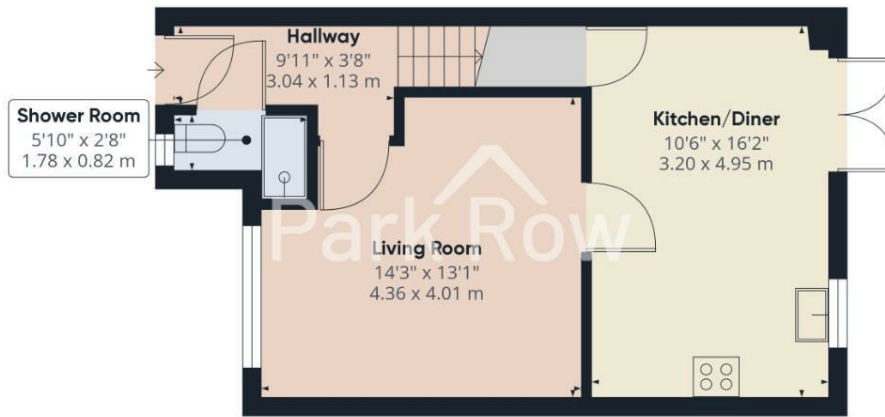
(1) Excluding balconies and terraces

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GIRAFFE 360

Floor 1



**Park Row**

Approximate total area<sup>1</sup>  
789.53 ft<sup>2</sup>  
73.35 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.

GIRAFFE 360

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