

Park Row



Cawdel Way, South Milford, Leeds, LS25 5NT

Offers In The Region Of £290,000



****DETACHED FAMILY HOME**THREE BEDROOMS**DRIVEWAY**DETACHED GARAGE**ENCLOSED REAR GARDEN**NO UPWARD CHAIN**ORANGERY**SOUGHT AFTER VILLAGE LOCATION****

Nestled in the charming village of South Milford, Leeds, this delightful detached family home on Cawdel Way offers a perfect blend of comfort and convenience. Spanning an impressive 845 square feet, the property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The layout is thoughtfully designed, ensuring a warm and welcoming atmosphere throughout. The property also features a convenient downstairs w/c, adding to the practicality of family living.

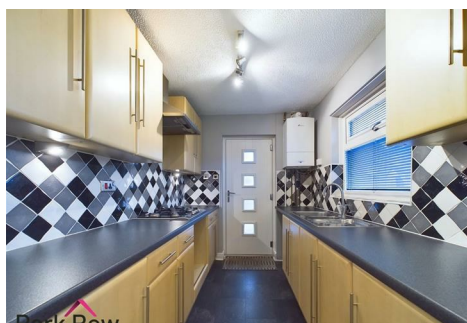
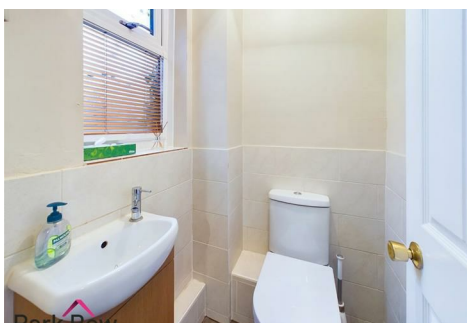
One of the standout features of this home is the stunning orangery at the rear, which floods the space with natural light and seamlessly connects to the enclosed rear garden. This outdoor area is perfect for enjoying sunny days, hosting gatherings, or simply unwinding in a tranquil setting.

For those with vehicles, the property offers parking for up to three cars, along with a detached garage, ensuring that you have plenty of space for your vehicles and additional storage needs.

Offered with no onward purchase, this home presents a fantastic opportunity for prospective buyers looking to settle in a sought-after location. South Milford is known for its community spirit and convenient access to local amenities, making it a desirable place to call home.

In summary, this detached house on Cawdel Way is a wonderful family residence that combines spacious living with a lovely garden, all within a friendly village atmosphere. Don't miss the chance to make this charming property your own.

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!'



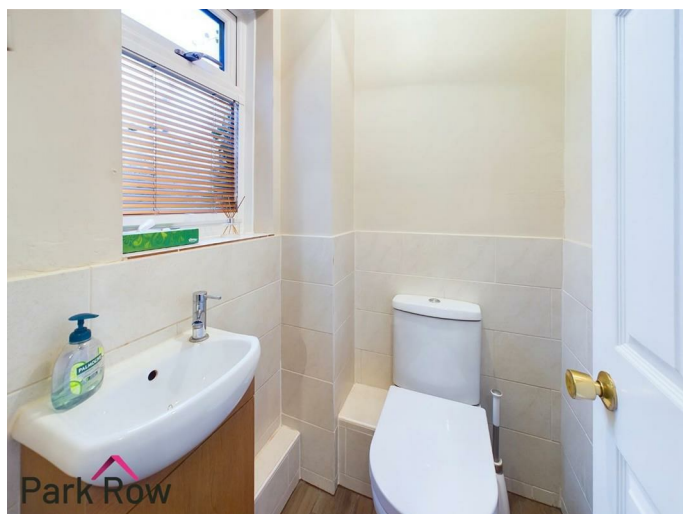
GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a dark grey composite door with multiple double glazed frosted glass inserts which leads into;

ENTRANCE HALLWAY

4'1" x 3'0" (1.25 x 0.93)



Stairs which lead up to the first floor accommodation, central heating radiator an open doorway which leads into the kitchen and internal doors which lead into;

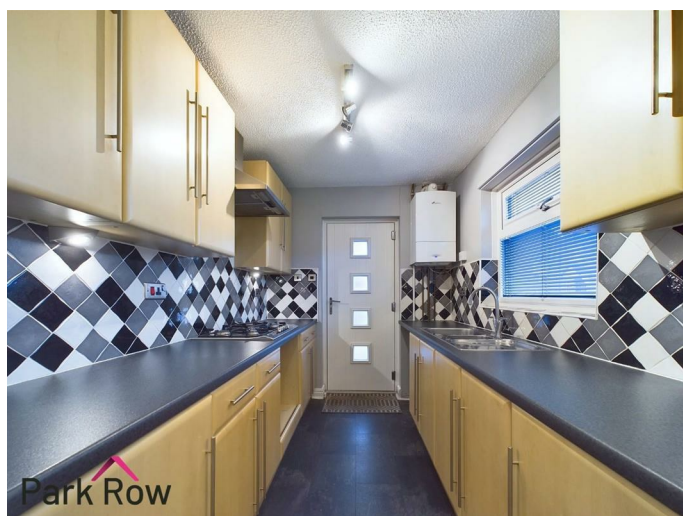
DOWNSTAIRS W/C

4'2" x 3'10" (1.28 x 1.17)

Obscure double glazed window to the front elevation and includes a white suite comprising; close coupled w/c, hand basin set within a wooden unit with storage and is half tiled to all walls.

KITCHEN

9'4" x 6'11" (2.87 x 2.12)



Double glazed window to the front elevation, wooden wall

and base units surrounding, space for an electric oven, five ring gas hob with extractor fan over, one and a half stainless steel drainer sink with chrome taps over, space and plumbing for a washing machine, integral under-counter fridge, integral under-counter freezer, tiled splashback, houses the boiler and a composite door with multiple double glazed frosted glass inserts which leads to the side of the property.

LOUNGE

17'9" x 12'6" (5.43 x 3.83)



Double glazed internal window which looks through to the orangery, brick built fireplace, broadband point, built in wooden grey bar, central heating radiator and double glazed double doors which leads into;





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ORANGERY

15'3" x 11'2" (4.66 x 3.42)



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Dwarf wall with double glazed windows above to the left hand side and the rear, LED spotlights surrounding, electric point for a wall mounted television, three double glazed skylights to the ceiling and a double glazed double door which leads out to the rear garden.



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FIRST FLOOR ACCOMMODATION

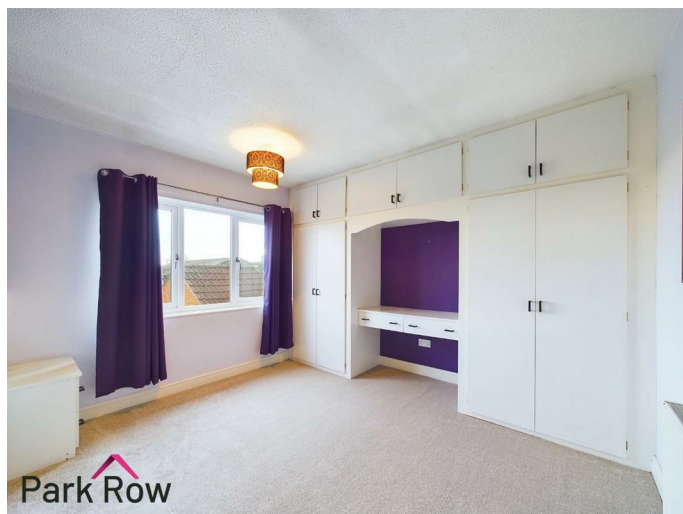
LANDING

5'10" x 2'11" (1.80 x 0.91)

Loft access and internal doors which lead into;

BEDROOM ONE

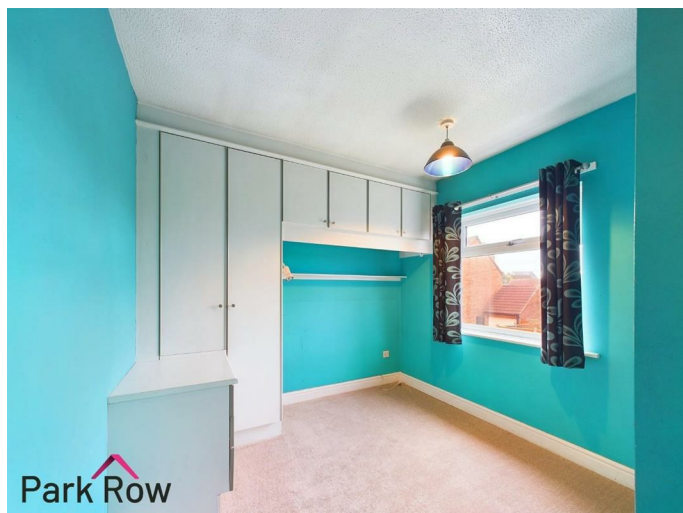
11'1" x 10'5" (3.39 x 3.20)



Double glazed window to the rear elevation, built in wooden bedside tables, central heating radiator and built in full width white wooden wardrobes plus dressing unit with lots of space for storage.

BEDROOM TWO

8'6" x 8'6" (2.61 x 2.60)



Double glazed window to the front elevation, central heating radiator and built in white wooden wardrobes and drawers with space for a bed within plus a light.

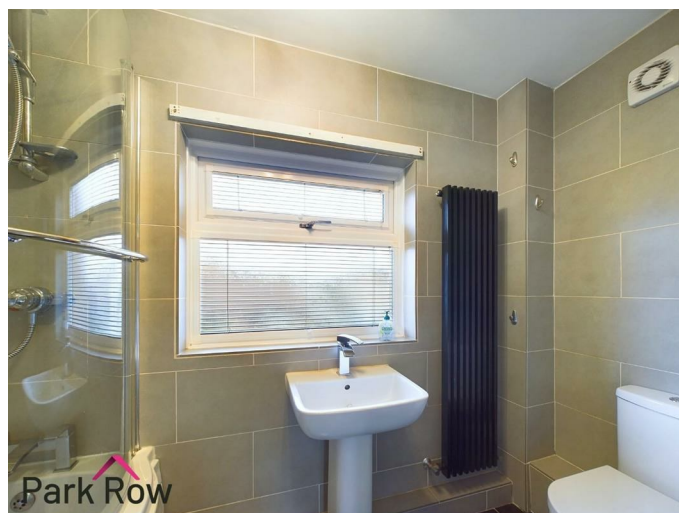
BEDROOM THREE

8'11" x 5'5" (2.72 x 1.67)



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

FAMILY BATHROOM



Obscure double glazed window to the front elevation and includes a white suite comprising; close coupled w/c, pedestal hand basin with chrome taps over, panel bath with a mains shower above and a glass curved shower screen, grey ladder radiator, fully tiled floor to ceiling and a roll-edge worktop with storage.

EXTERIOR

FRONT



To the front of the property there is a concrete driveway with space for multiple vehicles, paved pathway which leads to the main entrance door, step up to a door which leads into the kitchen, access into the garage, access to the rear garden via a wooden pedestrian gate, mature bushes and trees and the rest is mainly lawn.

REAR



Accessed via the gate at the front of the property, through a door in the garage or through the double doors in the orangery where you will step out onto; a mainly lawed garden with perimeter brick built walls surrounding.



GARAGE

Accessed via a white up and over door and includes; power, lighting and a door which leads to the rear garden.

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: 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

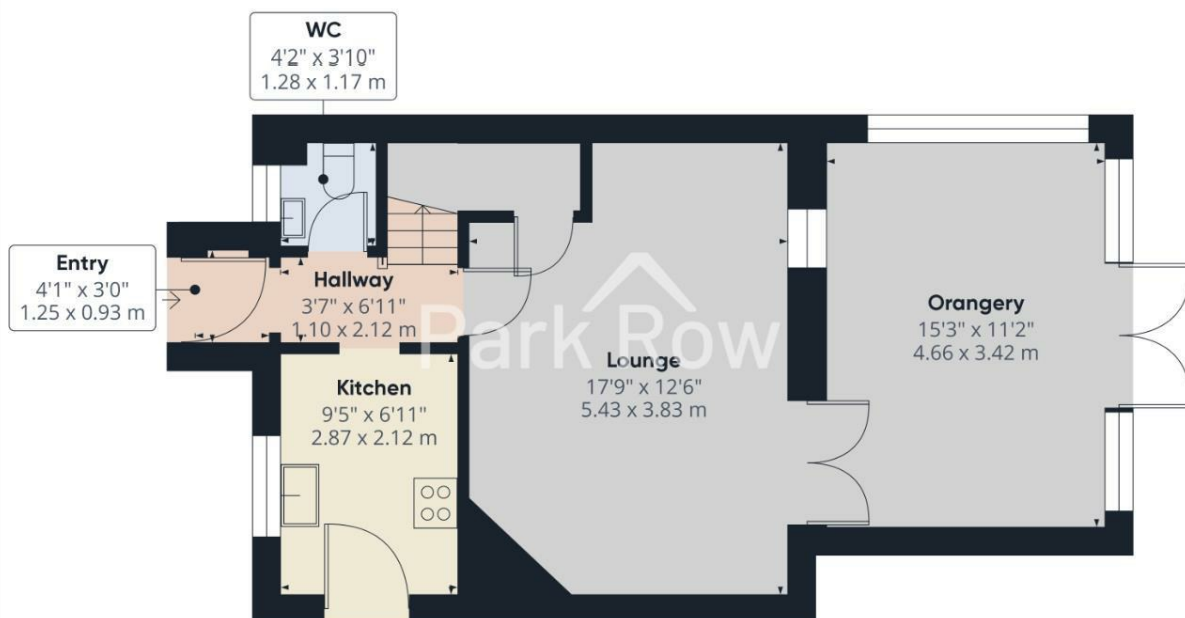
PONTEFRACT - 01977 791133

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⁽¹⁾
532.59 ft²
49.48 m²

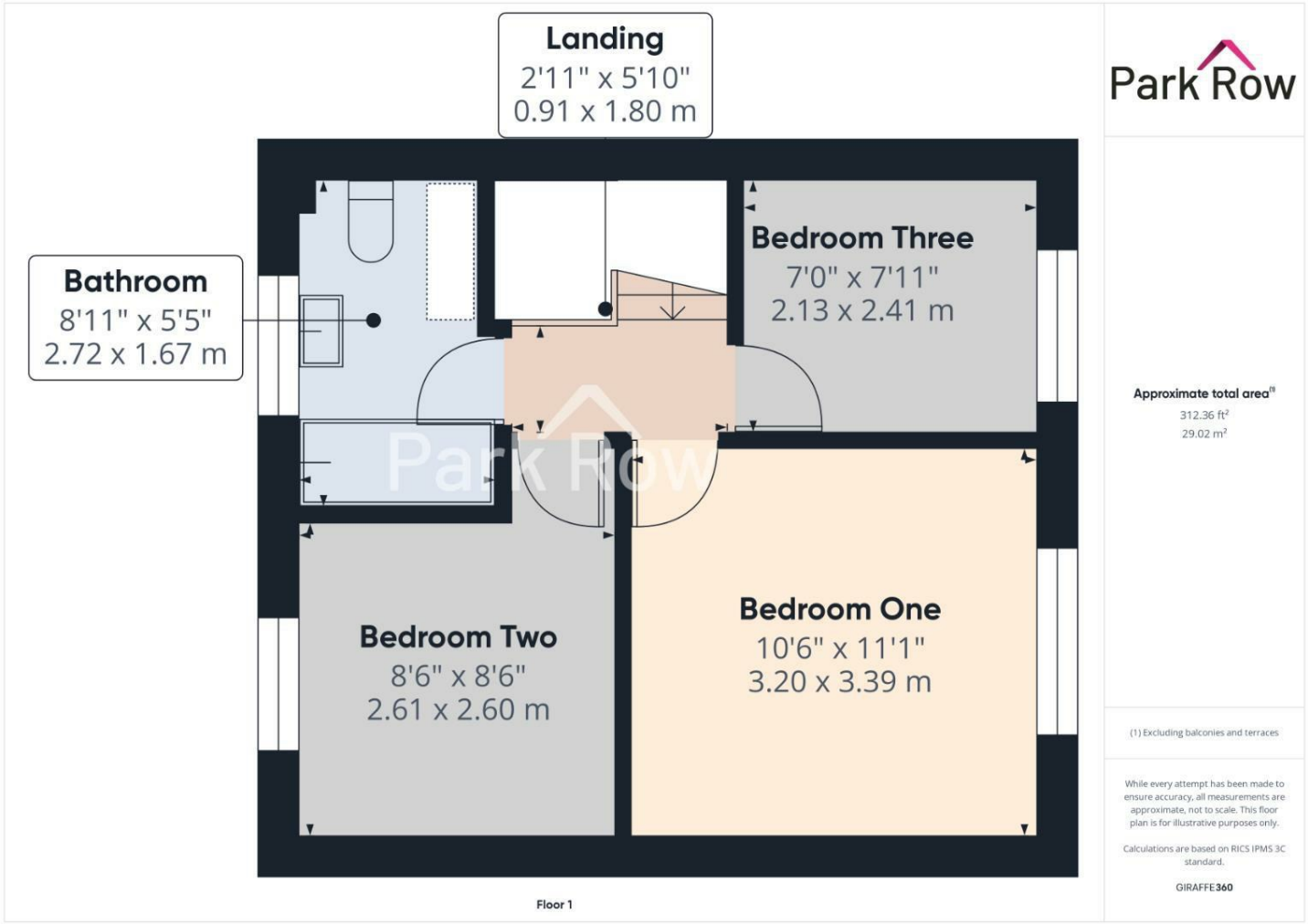
(1) Excluding balconies and terraces

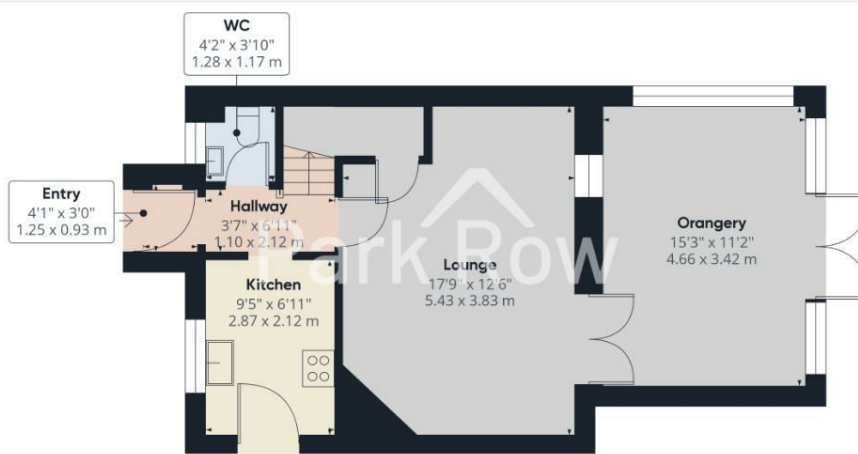
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 0





Park Row

Approximate total area[®]
844.95 ft²
78.5 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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