

Park Row



Sand Lane, South Milford, Leeds, LS25 5AU

Guide Price £475,000



DETACHED HOUSEFOUR BEDROOMS**TWO RECEPTIONS ROOMS**DOWNSTAIRS SHOWER ROOM**ATTIC ROOM**GARAGE AND PARKING****

Welcome to this charming detached house located on Sand Lane in the picturesque village of South Milford, Leeds. This property boasts four spacious bedrooms, perfect for a growing family or those in need of extra space. With two reception rooms, there is ample room for entertaining guests or simply relaxing with loved ones. The addition of an attic room provides even more versatility, whether it be for a home office, playroom, or additional bedrooms.

The convenience of two bathrooms, including a downstairs shower room, ensures that busy mornings run smoothly and efficiently. The garage and parking facilities offer ample space for vehicles, making coming and going a breeze.

Spanning an impressive 2,310 sq ft, this property provides a generous amount of living space for all your needs. The detached nature of the house offers privacy and a sense of exclusivity that is highly sought after.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and take the first step towards owning this wonderful property in South Milford. **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 side obscure glass panels which leads into:

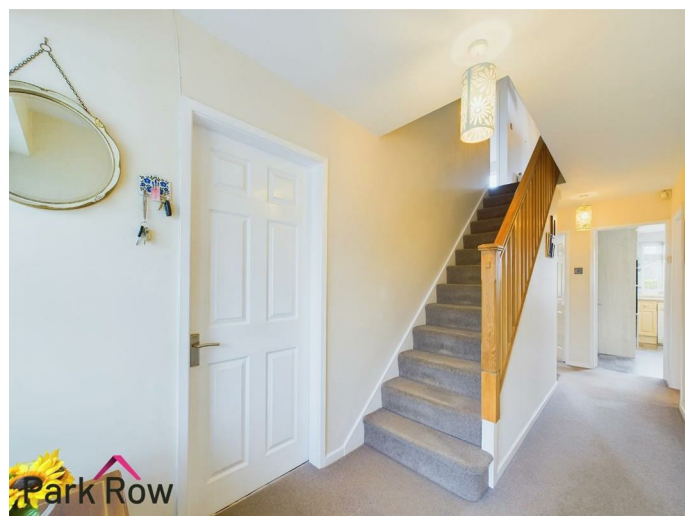
PORCH

3'7" x 6'2" (1.11 x 1.88)

Double glazed window to the side elevation and a obscure glass double glazed door with obscure glass side panels which leads into:

ENTRANCE HALLWAY

17'10" x 5'11" (5.46 x 1.81)



Stairs to first floor accommodation with wooden balustrades and spindles, central heating radiator, door leads into storage cupboard and has internal doors which lead off:

LOUNGE

17'10" x 12'11" (5.44 x 3.95)



Double glazed window to the front elevation and two double glazed windows to the side elevation, central heating

radiator, television point, gas fire set within a matt black hearth and wooden surround.



SHOWER ROOM

4'3" x 8'11" (1.30 x 2.73)



Double glazed window to the side elevation and has a white suite comprising: shower cubicle with mains shower above, handbasin with chrome tap over set within a vanity unit with space for storage, close coupled w/c, chrome heated towel rail and fully tiled around the shower area.

DINING ROOM(ADDITIONAL SITTING ROOM)

11'10" x 16'1" (3.62 x 4.92)



Double glazed window to the rear elevation, central heating radiator, television point, gas fire set within a marble hearth and wooden surround. Space for dining table and chairs.



KITCHEN

11'10" x 12'1" (3.63 x 3.69)



Double glazed window to the rear elevation and double glazed external door with obscure glass panel which leads to the side elevation, wall and base units in a cream shaker style finish, roll edge worktops with tiled splashbacks, four ring gas hob, built in double gas oven, stainless steel drainer sink with chrome mixer tap over, space and plumbing for washing machine and dishwasher, central heating radiator, space for dining table and chairs.





FIRST FLOOR ACCOMMODATION

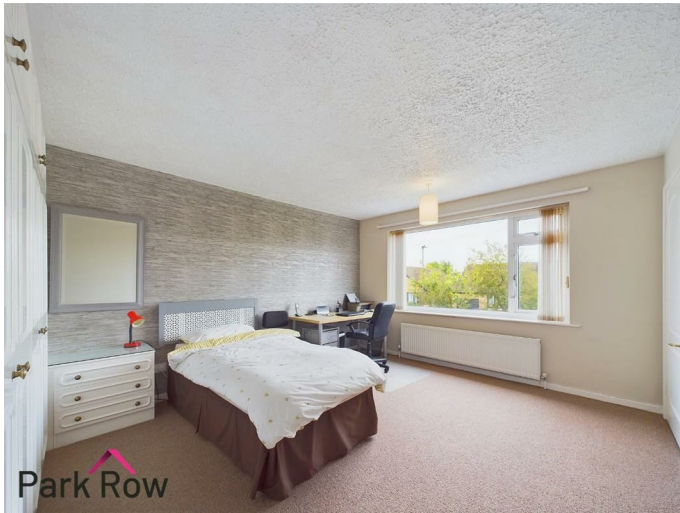
LANDING

11'0" x 6'1" (3.36 x 1.87)

Access to attic, central heating radiator and doors leading off:

BEDROOM ONE

14'9" x 12'0" (4.50 x 3.67)



Double glazed window to the front elevation, central heating radiator, door leads into storage cupboard and has double fitted wardrobes in white.

BEDROOM TWO

14'9" x 12'11" (4.5 x 3.94)



Double glazed window to the front elevation, central heating radiator, door leads into storage cupboard and has double fitted wardrobes in a wooden finish.

BEDROOM THREE

15'2" x 13' (4.62m x 3.96m)



Double glazed window to the rear elevation, central heating radiator.

BEDROOM FOUR

8'11" x 8'0" (2.73 x 2.44)



Double glazed window to the side elevation, central heating radiator.

BATHROOM

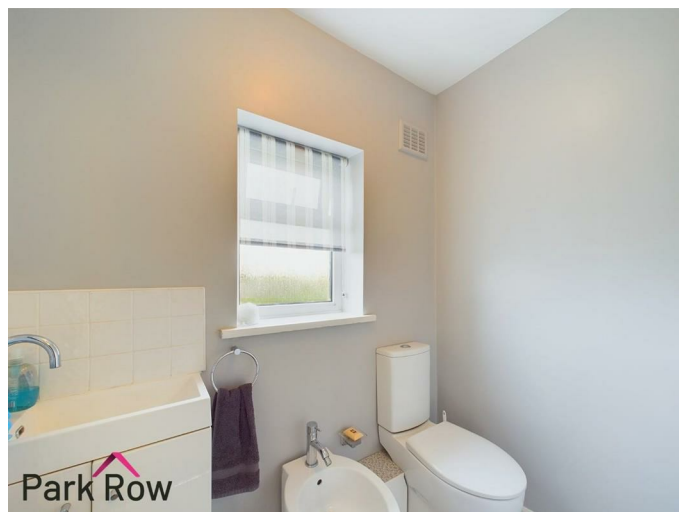
6'7" x 8'11" (2.03 x 2.72)



Obscure glass double glazed window to the side elevation and has a white suite comprising: panel bath with chrome tap over, pedestal handbasin with chrome taps over, chrome heated towel rail, doors leads into storage cupboard, fully tiled around the bath/washbasin area.

W/C

3'11" x 6'0" (1.21 x 1.85)



Obscure glass double glazed window to the rear elevation and has a white suite comprising: Handbasin with tiled splashback set within a vanity unit with chrome mixer tap over and storage below, close coupled w/c, bidet.

ATTIC

28'10" x 22'3" (8.8 x 6.8)

Has pull down ladders and is currently being used for storage, two Velux windows, power, lighting, water and has the potential to be converted into bedrooms or a home office subject to necessary planning.

EXTERIOR

FRONT



To the front of the property there is a gravelled driveway with parking for multiple vehicles which leads to the integral garage and front entrance door, the driveway continues down the right hand side of the property, the rest of the front has borders filled with mature trees and shrubs.

SIDE

To the side of the property there is further gravelled area with space for parking and gives access to the rear garden, borders filled with mature trees and bushes and perimeter hedging for privacy, space for bin storage, outside lighting, door leads into the garage and a further door gives access to the kitchen.

REAR



Can be accessed down the side of the property and from the door in the garage and kitchen where you will find a paved area which runs along the back of the property and has space for seating, outside tap, outside lighting, hardstanding for a caravan, the rest is mainly laid to lawn with herbaceous borders, space for summerhouse/shed, perimeter fencing/hedging to all sides.



GARAGE

Has an up and over door and has power, lighting, water plus an external door which leads to the side of property.

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

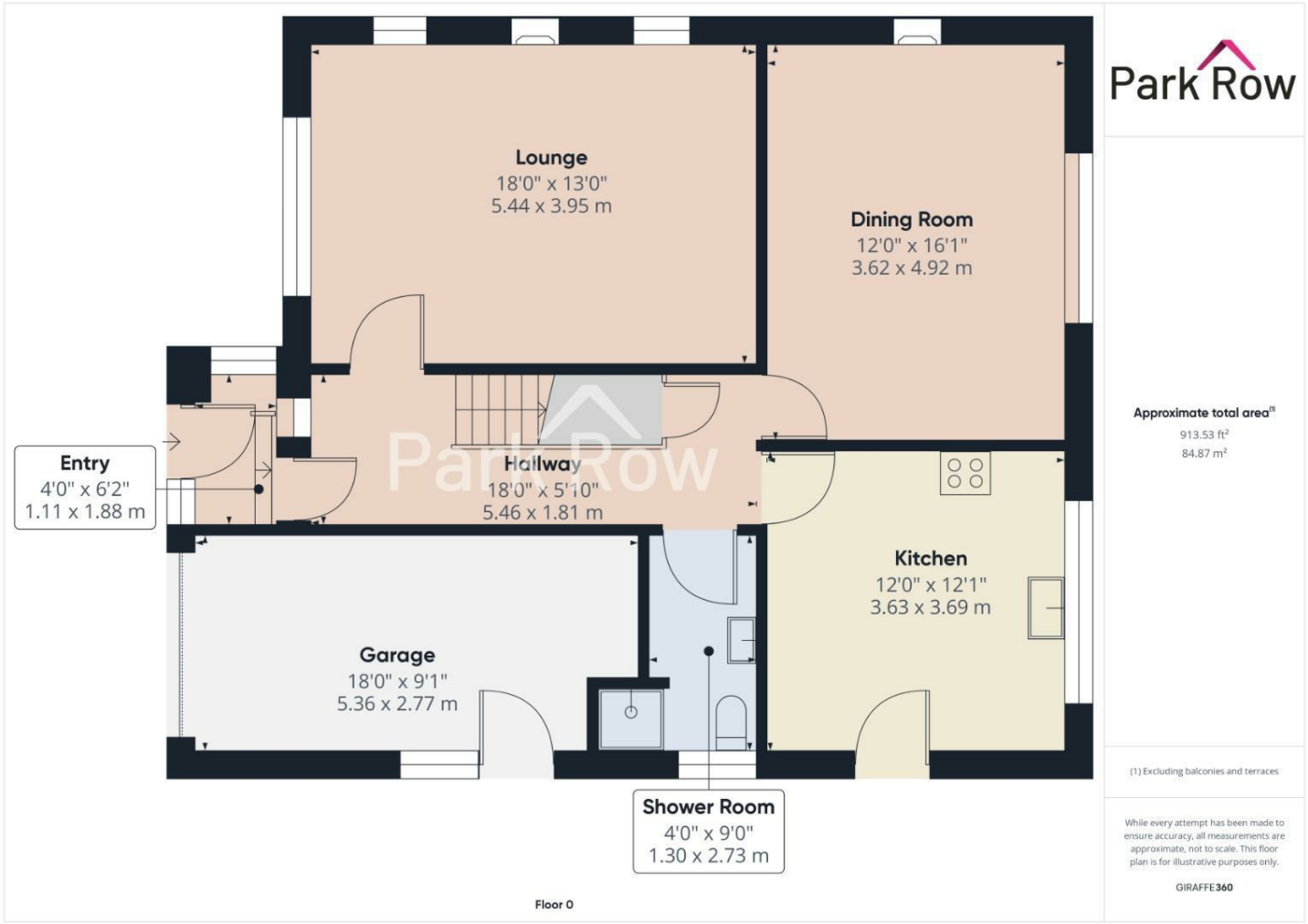
CASTLEFORD - 01977 558480

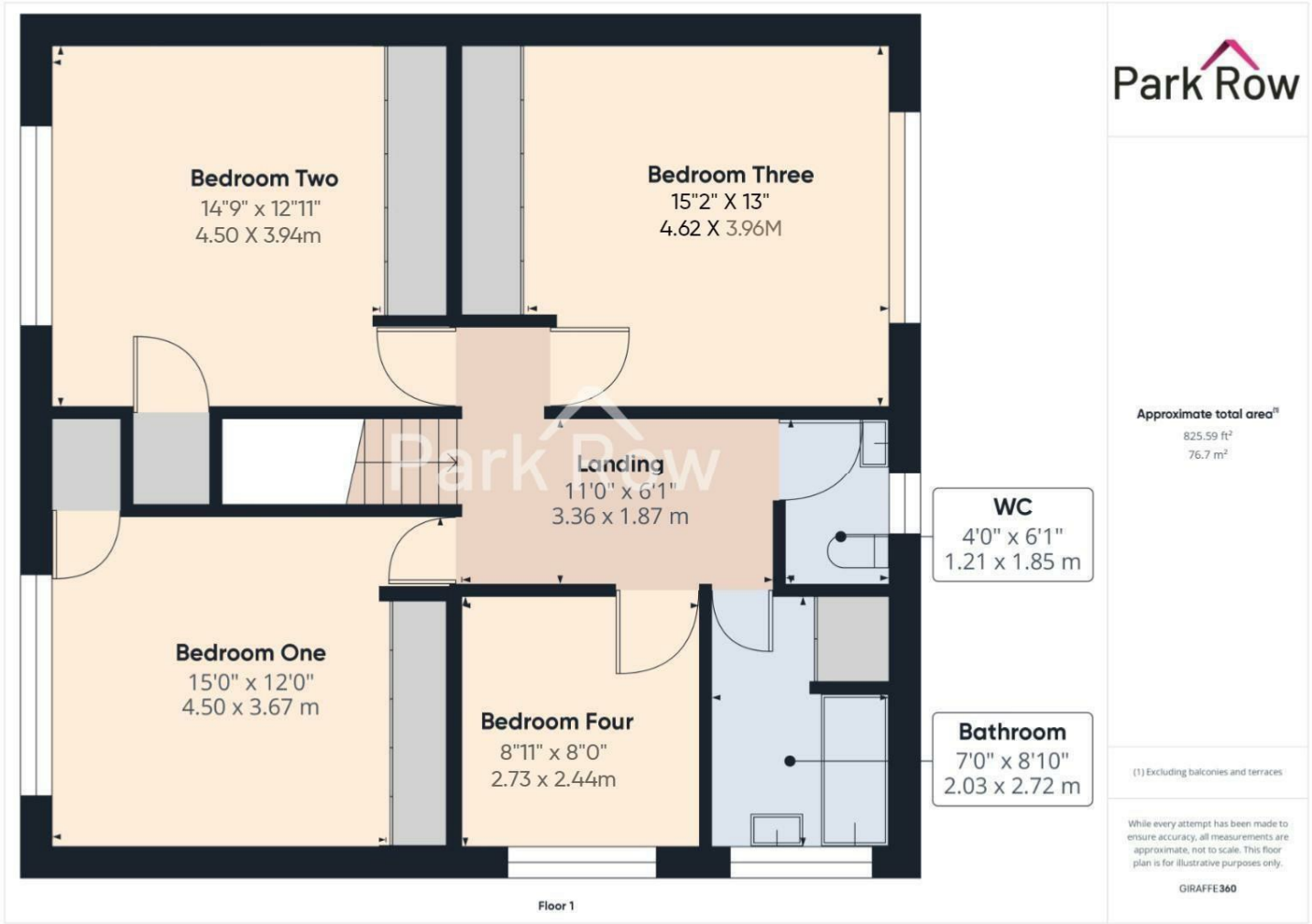
VIEWINGS

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.









Floor 2


Park Row

Approximate total area⁽¹⁾
570.38 ft ² 52.99 m ²
Reduced headroom
230.89 ft ² 21.45 m ²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

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