

# Park Row



School Lane, South Milford, Leeds, LS25 5NA

£375,000



**\*\*DETACHED HOME\*\*THREE BEDROOMS\*\*OFFICE\*\*GARAGE\*\*PARKING\*\*ENCLOSED REAR GARDEN\*\*STUNNING THROUGHOUT\*\*IDEAL LOCATION FOR A FAMILY\*\***

Nestled in the charming area of School Lane, South Milford, Leeds, this stunning detached home offers a perfect blend of comfort and modern living. Spanning an impressive 998 square feet, the property boasts three well-proportioned bedrooms, making it an ideal choice for families seeking space and tranquillity. Upon entering, you are greeted by a welcoming reception room that exudes warmth and style, providing an excellent space for relaxation or entertaining guests. The property also features a dedicated office, perfect for those who work from home or require a quiet space for study. The well-appointed bathroom ensures convenience for the entire family, while the enclosed rear garden offers a private outdoor retreat, ideal for children to play or for hosting summer gatherings. The garden is easily accessible, enhancing the overall functionality of the home. Parking is a breeze with space available for up to three vehicles, a valuable asset in today's busy world. Additionally, the garage provides extra storage or can be utilised for hobbies and projects. This property is situated in a highly desirable location, making it perfect for families. With local amenities, schools, and parks nearby, you will find everything you need within easy reach. In summary, this delightful home on School Lane is stunning throughout and offers a wonderful opportunity for family living in a peaceful yet convenient setting. Don't miss the chance to make this your new 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 FRIDAY AND 1.00PM SATURDAYS**



## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a composite door with an obscure glass panel insert which leads into;

### PORCH

3'10" x 3'1" (1.18 x 0.94)

Alcove with built in storage and an internal door which leads into;

### LOUNGE

16'9" x 11'10" (5.13 x 3.61)



Double glazed bay window to the front elevation, radiator with a white wooden radiator cover, electric point for television, broadband point and an open doorway which leads into;



## KITCHEN/DINING ROOM

14'1" x 20'5" max (4.31 x 6.23 max)



The kitchen/dining room is U-Shaped with the stairs to the first floor accommodation and the whole area includes; Double glazed window to the rear elevation, composite door with a frosted glass panel which leads out to the side of the property, light grey shaker-style wall and base units surrounding the kitchen area, four ring gas hob with extractor fan over and NYC subway-style tiled splashback behind, built in double oven, square edge worktop, white drainer sink with chrome taps over, integral fridge/freezer, LED spotlights to ceiling, two central heating radiators, door leading into a cupboard with storage plus a double glazed double door which leads out to the rear garden.







## OFFICE

7'6" x 7'3" (2.31 x 2.23)

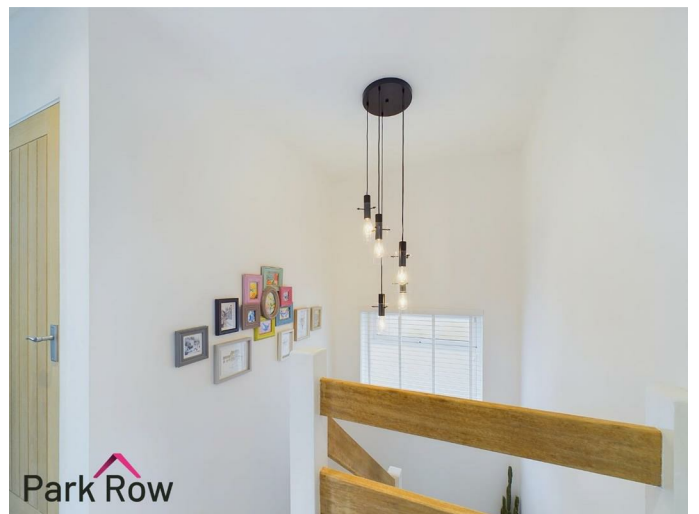


Accessed down the righthand side of the property through a double glazed frosted glass entrance door with side glass panel and has power and lighting.

## FIRST FLOOR ACCOMMODATION

### LANDING

8'8" x 2'9" (2.65 x 0.85)



Double glazed window to the side elevation, lighting pendant above the stairs, loft access and internal doors which lead into;

### BEDROOM ONE

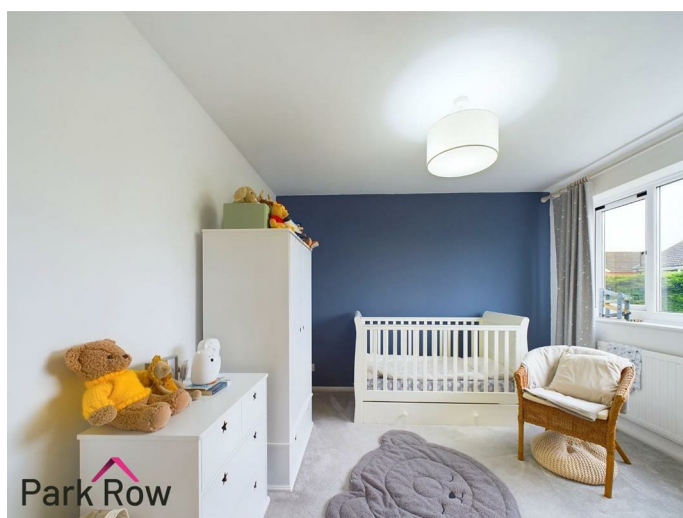
11'7" x 10'7" (3.54 x 3.24)



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

### BEDROOM TWO

10'7" x 10'7" (3.23 x 3.23)



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

### BEDROOM THREE

9'9" x 7'8" (2.99 x 2.35)



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

### FAMILY BATHROOM

9'8" x 5'5" (2.97 x 1.66)



Obscure double glazed window to the rear elevation and includes a white suite comprising; close coupled w/c, rectangular rounded edge hand basin set onto of a curved anthracite grey unit with storage, P-shaped bath with mains shower above and a glass shower screen, fully tiled floor to ceiling, matt black towel radiator and LED spotlights to the ceiling.

### EXTERIOR



## FRONT



The front has a blocked paved driveway which leads to the garage and to the front entrance door, decorative graveled area and border with mature trees and shrubs, a pedestrian access gate to the left of the property leads to the rear garden and a further footpath leads down the right hand side of the property giving access to the rear.

## REAR



Accessed via the pedestrian pathways down each side of the property, the kitchen door from the side elevation or the patio doors in the dining area where you will step out onto; a decked area with space for seating with dwarf wall surrounding, steps up through a wooden garden arch leads up to a lawned area with mature borders to either side, one filled with gravel and the other with bark, further gravelled area with space for seating, space for garden shed, perimeter fencing to either side and conifer hedging to the rear giving the garden a space of privacy for you to relax in and has an outside tap plus outdoor lighting.







### **GARAGE**

**9'3" x 7'3" (2.82 x 2.23)**

With an up and over door with power and lighting plus a PIR light above. The garage has been divided to create the office space.

### **TENURE AND COUNCIL TAX**

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: D

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, Wed, 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

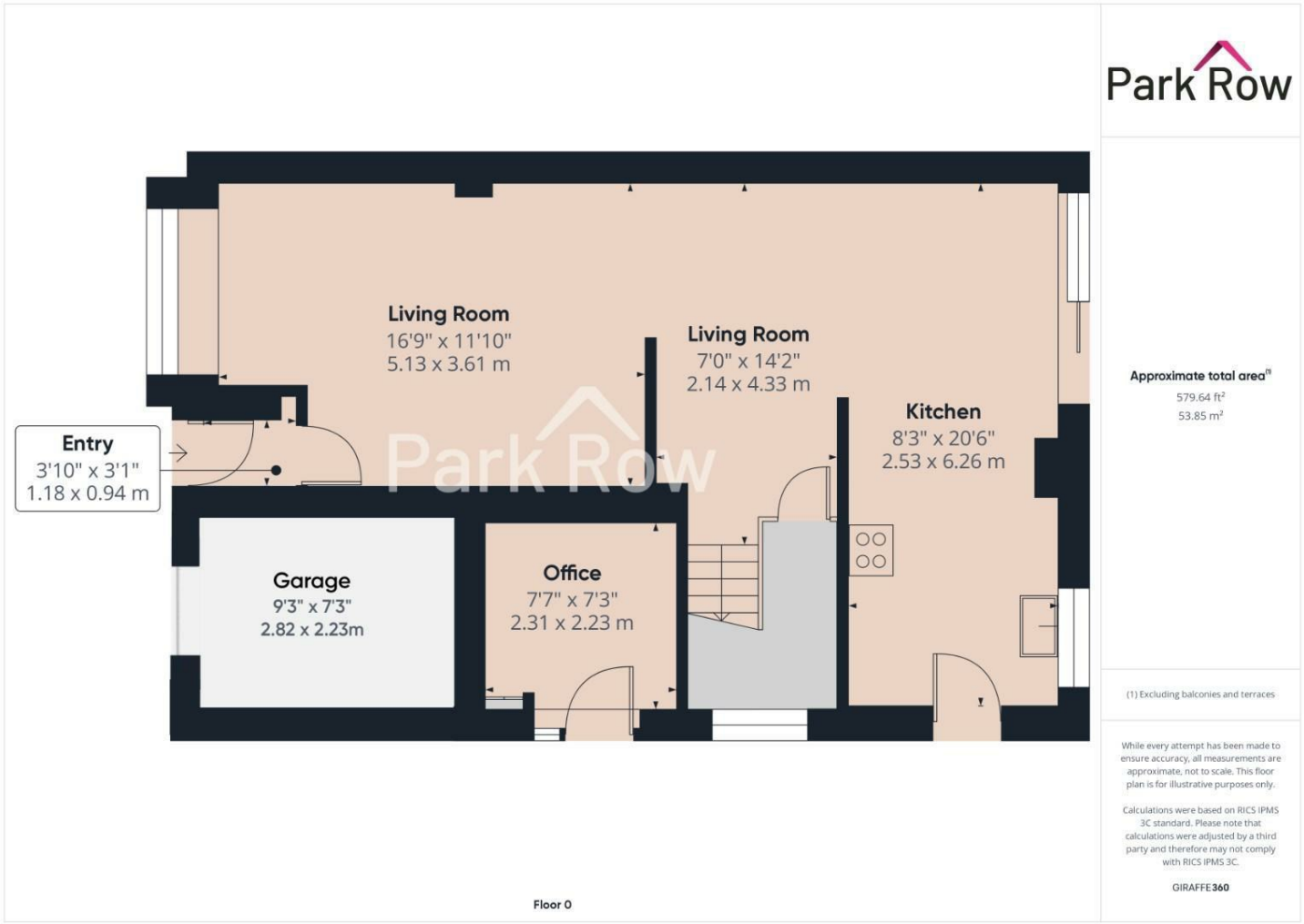
PONTEFRACT - 01977 791133

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 1

  
**Park Row**

Approximate total area<sup>(1)</sup>  
418.83 ft<sup>2</sup>  
38.91 m<sup>2</sup>

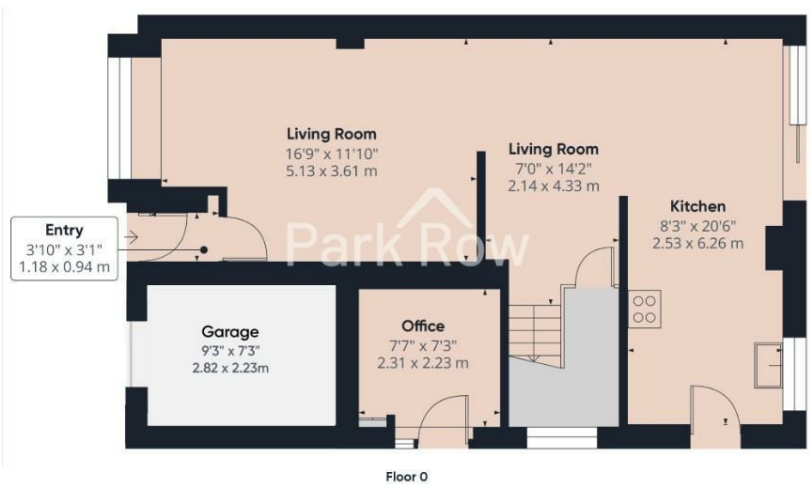
(1) Excluding balconies and terraces

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.

GIRAFFE360





**Park Row**

**Approximate total area<sup>1</sup>**  
998.47 ft<sup>2</sup>  
92.76 m<sup>2</sup>

(1) Excluding balconies and terraces

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**T** 01977 681122  
**W** [www.parkrow.co.uk](http://www.parkrow.co.uk)

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