

# Park Row



## Southlands Close, South Milford, Leeds, LS25 5NU

£300,000



**\*\*SEMI-DETACHED\*\*THREE BEDROOMS\*\*DRIVEWAY\*\*GARAGE\*\*ENCLOSED REAR GARDEN WITH VIEWS OVER THE FIELD BEHIND\*\*STUNNING OPEN PLAN KITCHEN/DINING ROOM\*\*EN-SUITE + DOWNSTAIRS W/C\*\***

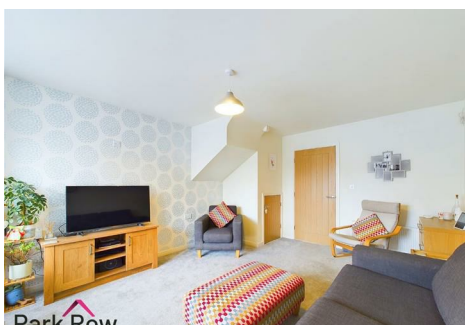
Nestled in the charming village of South Milford, Leeds, this delightful semi-detached house on Southlands Close is an ideal home for growing families. Spanning an impressive 1,029 square feet, the property boasts three well-proportioned bedrooms, providing ample space for family living.

Upon entering, you are welcomed into a spacious reception room that sets the tone for the rest of the home. The heart of the property is undoubtedly the stunning open-plan kitchen and dining area, which features elegant bay double doors that seamlessly connect the indoor space to the enclosed rear garden. This garden not only offers a safe haven for children to play but also presents picturesque views over the fields beyond, creating a tranquil outdoor retreat.

The property is thoughtfully designed with convenience in mind, featuring an en-suite bathroom, a downstairs w/c, and a family bathroom, ensuring that the needs of a busy household are met with ease. Additionally, the driveway provides parking for a couple of vehicles, complemented by a garage for extra storage or vehicle accommodation.

South Milford is a sought-after location, known for its community spirit and family-friendly atmosphere, making this home a perfect choice for those looking to settle in a welcoming environment. With its blend of modern living and charming surroundings, this semi-detached house is a wonderful opportunity not to be missed.

**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 obscure double glazed windows within which leads into;

### ENTRANCE HALLWAY

4'1" x 3'8" (1.26 x 1.13)

Space for shoe/coat storage and an internal door which leads into;

### LOUNGE

14'4" x 12'2" (4.37 x 3.71)



Double glazed half-bay window to the front elevation, cupboard door which leads to under-stairs storage, two central heating radiators and an internal door which leads into;



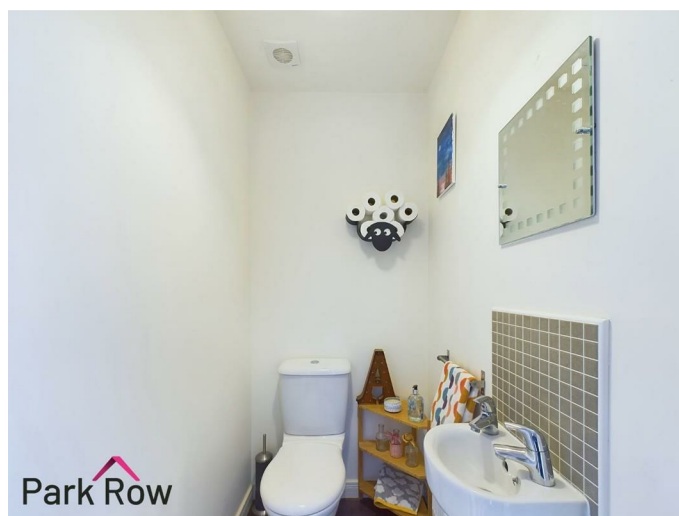
### INNER HALLWAY

4'2" x 3'3" (1.29 x 1.00)

Stairs which lead up to the first floor accommodation, a door which leads into the kitchen/dining room and a further internal door which leads into;

## DOWNSTAIRS W/C

4'7" x 3'5" (1.42 x 1.05)



Includes a white suite comprising; close coupled w/c, central heating radiator and a half-floating hand basin with chrome taps over plus tiled splashback.

## KITCHEN/DINER

(12'4" x 11'3") + (7'9" x 8'6") ((3.76 x 3.44) + (2.37 x 2.60))



Double glazed window to the rear elevation, grey shaker-style wall and base units surrounding, space for a freestanding fridge/freezer, integral oven, four ring gas hob with an extractor fan over and tiled splashback, space and plumbing for a slimline dishwasher, space and plumbing for a washing machine, one and a half stainless steel drainer sink with chrome taps over, two double glazed Velux windows allowing in floods of light, tiled flooring, central heating radiator, and a double glazed bay-double door which leads out to the rear garden.





## LANDING

8'9" x 2'10" (2.67 x 0.88)

A door which leads into a cupboard with space for storage, loft access and internal doors which lead into;

## BEDROOM ONE

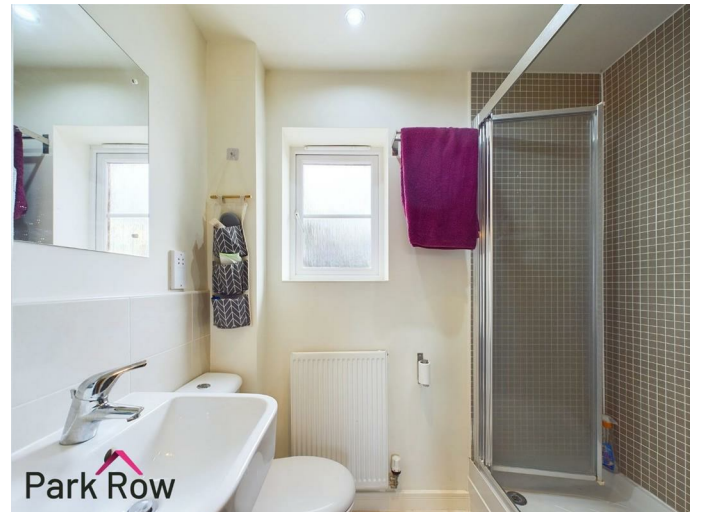
12'1" x 11'5" (3.70 x 3.48)



Double glazed window to the front elevation, central heating radiator and an internal door which leads into;

## ENSUITE

6'7" x 3'8" (2.03 x 1.14)



Obscure double glazed window to the rear elevation and includes a white suite comprising; close coupled w/c, pedestal hand basin with chrome taps over, half tiled wall behind the w/c and hand basin, electric shaver point, central heating radiator and a fully tiled rectangular shower enclosure with a mains shower and a glass shower screen.



## FIRST FLOOR ACCOMMODATION

## BEDROOM TWO

12'3" x 8'3" (3.74 x 2.53)



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

## BEDROOM THREE

9'7" x 8'4" (2.93 x 2.56)



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

## FAMILY BATHROOM

6'10" x 5'5" (2.09 x 1.67)



Includes a white suite comprising; close coupled w/c, panel bath with a mains shower above and a glass shower screen, pedestal hand basin with chrome taps over and tiled splashback, central heating radiator and it is fully tiled around the bath and half-tiled to the wall behind w/c.

## EXTERIOR

### FRONT



To the front of the property there is a tarmac driveway with space for a couple of vehicles, a paved pathway which leads to the entrance door and to the wooden pedestrian gate giving access to the rear garden plus access to the garage.

## GARAGE

16'7" x 8'11" (5.07 x 2.72)

Accessed via the driveway through a black up and over door and includes; lighting and is a great space for storage.



## REAR



Accessed via the gate at the front of the property or through the double doors in the kitchen/dining room where you will step out onto; a paved area spanning the full width of the property with space for outdoor seating, borders filled with decorative stones, area filled with mature bushes, area with space for further outdoor seating, perimeter wooden fencing to all three sides, views overlooking the fields behind and the rest is mainly lawn.



### 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, 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

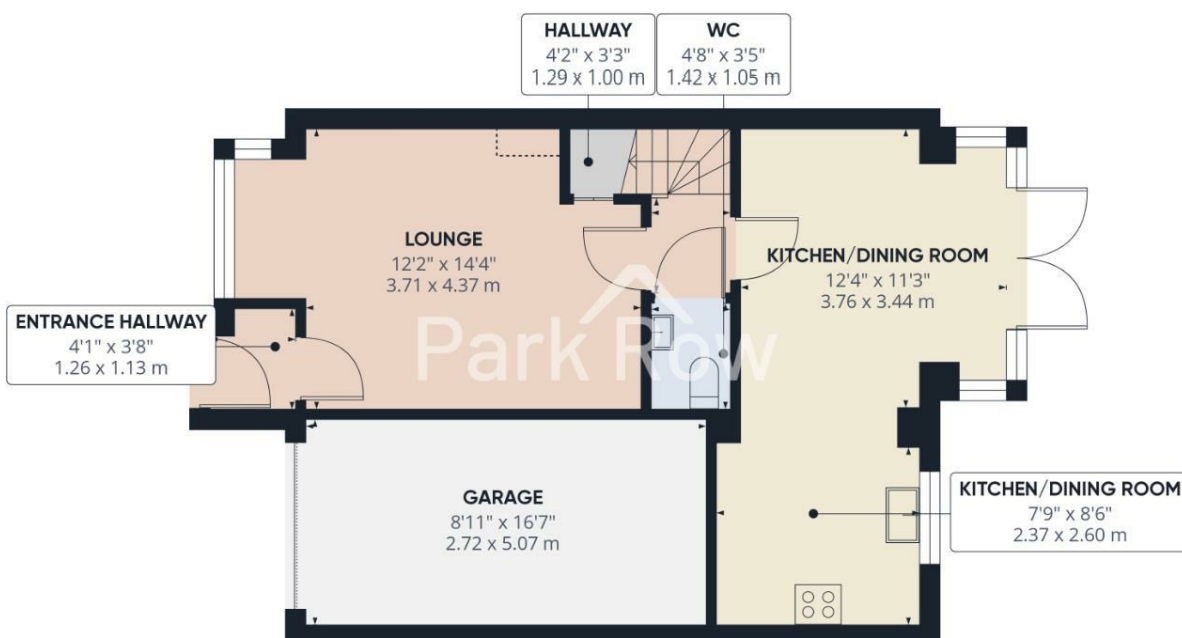
CASTLEFORD - 01977 558480

## 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

**Approximate total area<sup>(1)</sup>**

607.73 ft<sup>2</sup>  
56.46 m<sup>2</sup>

**Reduced headroom**

2.99 ft<sup>2</sup>  
0.28 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

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.

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Floor 1

**Park Row**

Approximate total area<sup>(1)</sup>  
421.41 ft<sup>2</sup>  
39.15 m<sup>2</sup>

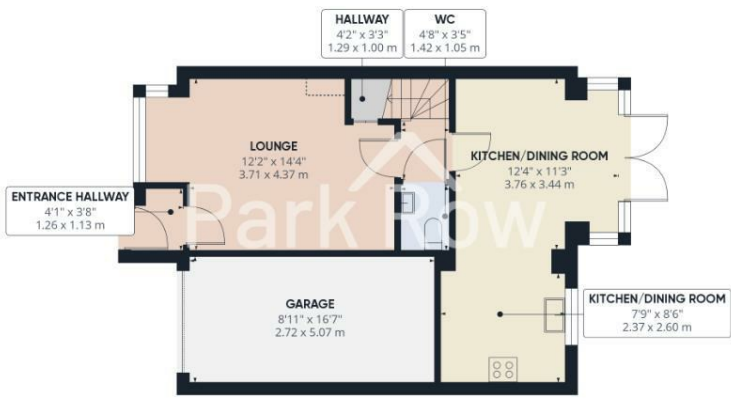
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Floor 0



Floor 1

Park Row

Approximate total area<sup>®</sup>  
1029.14 ft<sup>2</sup>  
95.61 m<sup>2</sup>

Reduced headroom  
2.99 ft<sup>2</sup>  
0.28 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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