

Park Row



Orchard Close, South Milford, Leeds, LS25 5BQ

Offers In Excess Of £300,000



DETACHED HOUSE**IN NEED OF SOME MODERNISATION**GREAT POTENTIAL**FOUR BEDROOMS**TWO RECEPTION ROOMS**BATHROOM & SEPARATE W/C**GARAGE & PARKING**ENCLOSED REAR GARDEN**NO ONWARD CHAIN**

Nestled in the charming area of Orchard Close, South Milford, Leeds, this detached house presents a wonderful opportunity for those looking to create their dream home. With four spacious bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms offer versatile living areas, perfect for entertaining guests or enjoying quiet evenings with loved ones. While the house is in need of some modernisation, it boasts great potential for transformation. Imagine the possibilities as you design and renovate to suit your personal style and preferences. Set in a peaceful neighbourhood, this property benefits from a lovely community atmosphere while still being within easy reach of local amenities and transport links. Whether you are a first-time buyer or looking to invest in a property with character and potential, this house is a canvas waiting for your creative touch. Do not miss the chance to explore the possibilities that this detached house has to offer. With its generous space and prime location, it is a rare find in today's market. Embrace the opportunity to make this house your 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 blue composite door with three glass panel inserts which leads into:

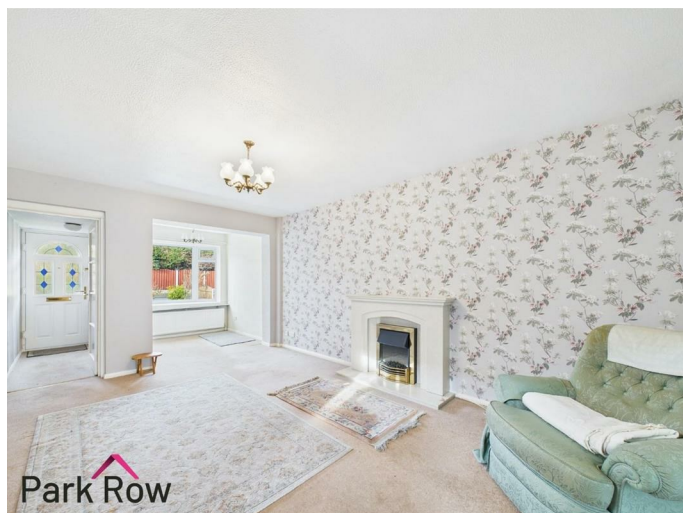
ENTRANCE HALLWAY

6'9" x 3'10" (2.07 x 1.19)

An internal door which leads into:

LOUNGE

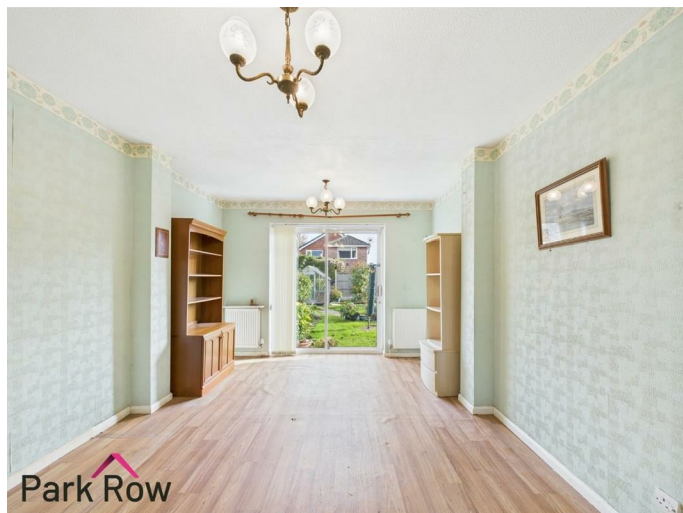
23'8" x 10'8" (7.22 x 3.26)



Double glazed window to the front elevation, two central heating radiators, electric fire set within a marble hearth and surround, stairs which lead up to the first floor accommodation, an internal door which leads into the kitchen and a further internal door with frosted glass panel insert plus a further frosted glazed side panel leads into:

DINING ROOM

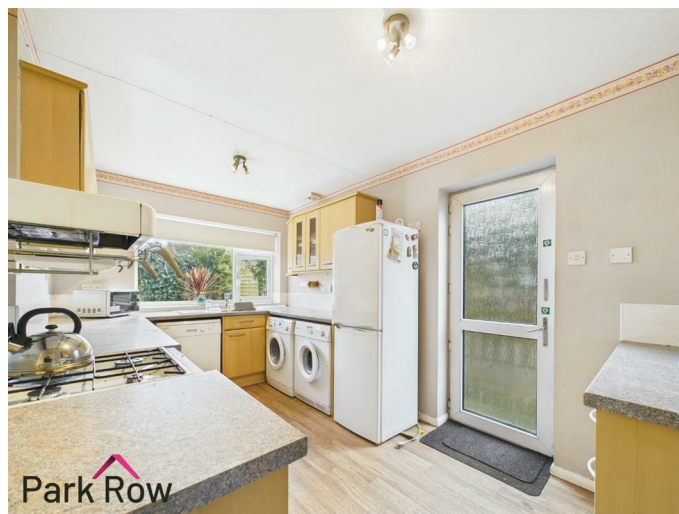
14'11" x 10'7" (4.55 x 3.25)



Two central heating radiators and double glazed sliding patio doors which leads out to the rear garden.

KITCHEN

14'1" x 8'4" (4.31 x 2.56)



Double glazed window to the rear elevation, wall and base units in a beech wood finish with roll edge laminate worktops, single stainless steel drainer sink with chrome taps over, space for freestanding cooker, space and plumbing for dishwasher and a washing machine, space for a dryer, space for freestanding fridge/freezer, a door which leads into a storage cupboard and an external double glazed door with obscure glass panel inserts which leads to the rear garden.



FIRST FLOOR ACCOMMODATION

LANDING

8'8" x 2'11" (2.66 x 0.90)

Double glazed window to the side elevation and internal doors which lead into;

BEDROOM ONE

10'5" x 9'5" (3.18 x 2.88)



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

BEDROOM TWO

8'6" x 9'8" (2.61 x 2.97)



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

BEDROOM THREE

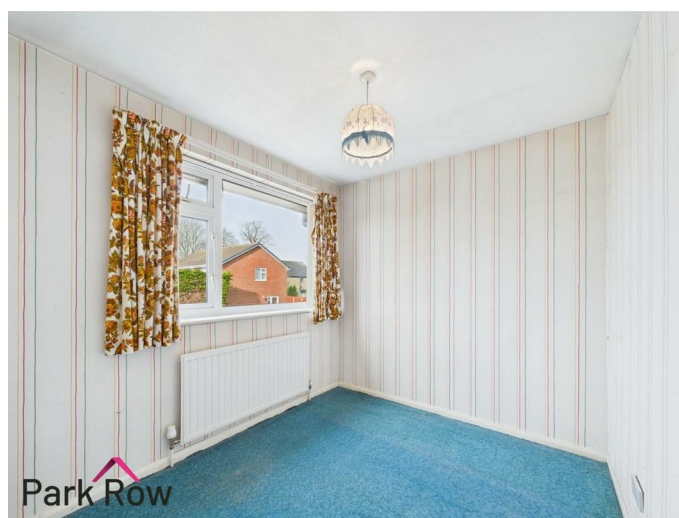
8'7" x 9'6" (2.62 x 2.90)



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

BEDROOM FOUR

7'7" x 9'8" (2.32 x 2.97)



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

FAMILY BATHROOM

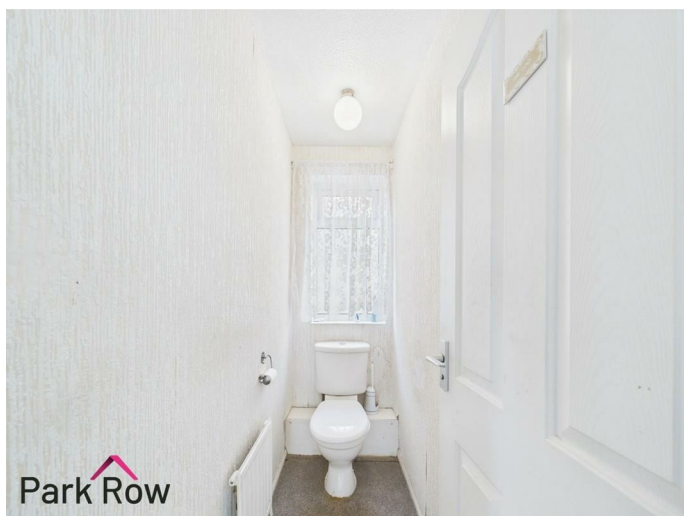
5'8" x 6'7" (1.74 x 2.02)



Obscure glass double glazed window to the side elevation and includes a white suite comprising: corner shower cubicle with mains shower and glass shower screen, pedestal handbasin with chrome tap over, close coupled w/c, central heating radiator and is fully tiled to all walls.

W/C

2'8" x 6'6" (0.82 x 2.00)



Obscure glass double glazed window to the side elevation and has a white close coupled w/c and a central heating radiator.

EXTERIOR

FRONT



To the front of the property is a paved driveway with space for parking which leads to the garage and the front entrance door, a path leads down the side of the property giving access to the rear, the rest is mainly laid to lawn with herbaceous borders.

GARAGE

17'5" x 7'10" (5.33 x 2.40)

Accessed via and up an over door and has power and lighting.

REAR



Accessed via the side of the property or the double glazed patio doors in the dining room where you will step out onto: a paved area with space for seating, the rest of the garden is mainly lawned with borders filled with shrubs and plants, a further paved area at the bottom of the garden with space for a greenhouse and is fully enclosed with perimeter fencing or hedging to all sides.



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.

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.

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:

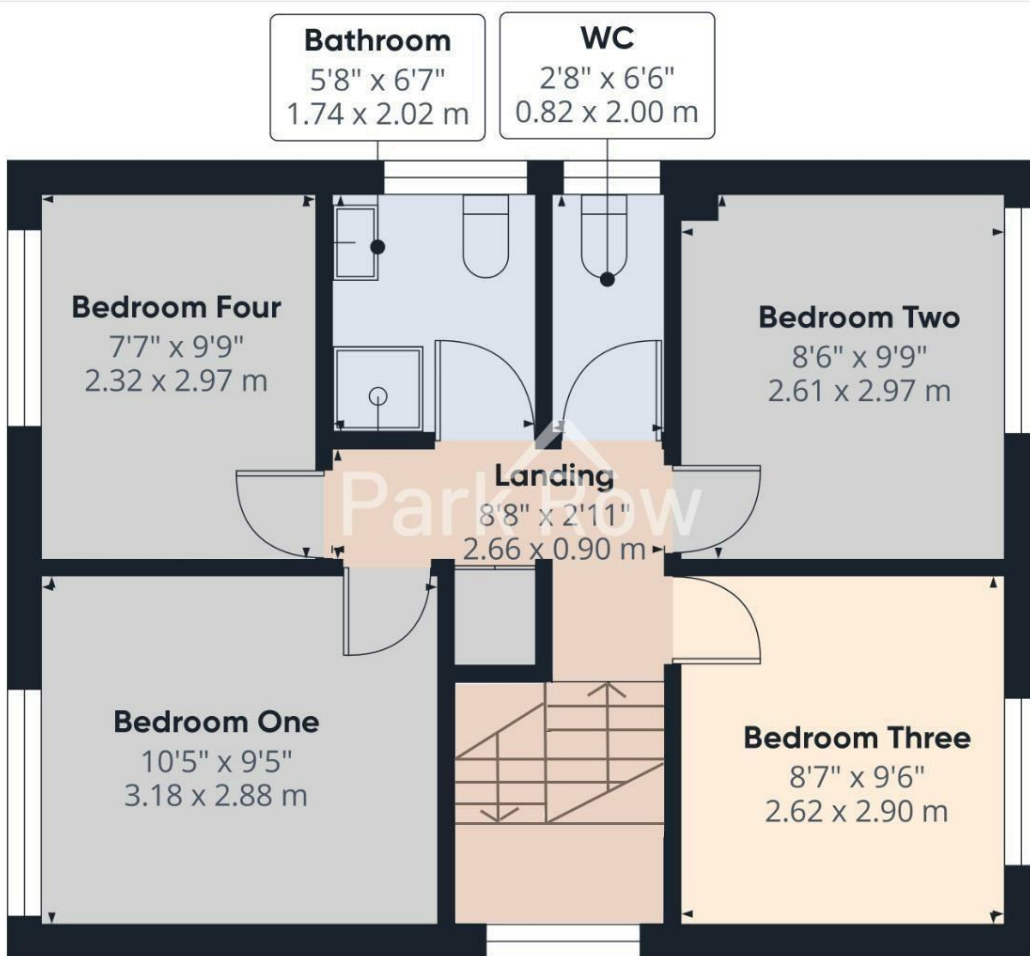
SELBY - 01757 241124



SHERBURN IN ELMET - 01977 681122
GOOLE - 01405 761199
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480







Floor 1

Park Row

Approximate total area⁽¹⁾
444.43 ft²
41.29 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 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



Floor 0



Floor 1

Park Row

Approximate total area¹
1127.95 ft²
104.79 m²

(1) Excluding balconies and terraces

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