

# Park Row



40 Westfield Lane, South Milford, Leeds, LS25 5AP

Offers In Excess Of £475,000



**\*\*PERIOD PROPERTY DATING BACK TO 1875\*\*STUNNING AND HIGH SPECIFICATIONS THROUGHOUT\*\*ORIGINAL AND CONTEMPORARY FEATURES\*\*THREE BEDROOMS\*\*TWO BATHROOMS\*\*TWO RECEPTION ROOMS\*\*ORANGERY\*\*PARKING AND GARDEN\*\*VIEWING IS A MUST\*\***

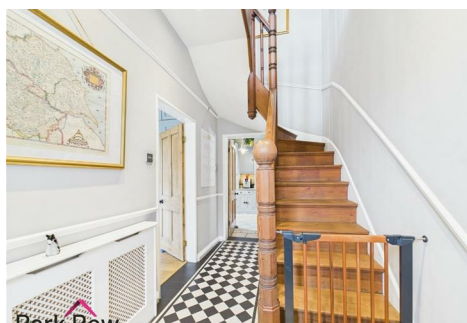
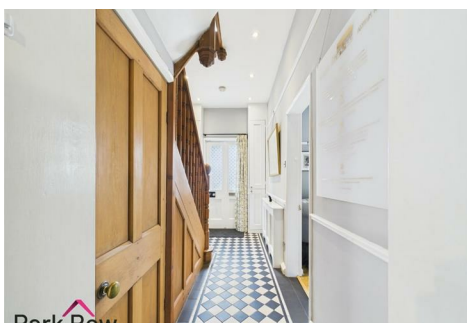
Welcome to this exquisite semi-detached house located on Westfield Lane in the charming village of South Milford, Leeds. This remarkable property, dating back to 1875, was once the residence of the headmaster of the local school, and it beautifully combines historical charm with modern elegance.

Spanning an impressive 1,376 square feet, this home boasts three well-proportioned bedrooms, providing ample space for family living or guests. The two bathrooms are tastefully designed, ensuring comfort and convenience for all. The property features two inviting reception rooms, perfect for entertaining or relaxing with loved ones. One of the standout features is the stunning orangery, which floods the home with natural light and offers a delightful space to enjoy the garden views throughout the seasons.

The interior of this property is a true testament to high specifications, showcasing a harmonious blend of original features and contemporary finishes. From the elegant mouldings to the stylish fixtures, every detail has been thoughtfully considered to create a warm and welcoming atmosphere.

Situated in a peaceful neighbourhood, this home is not only a beautiful residence but also a piece of local history. Viewing is highly recommended to fully appreciate the unique character and charm this property has to offer. Whether you are looking for a family home or a tranquil retreat, this stunning period property is sure to impress. Don't miss the opportunity to make it your own.

**VUEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! 'WE ARE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS!**





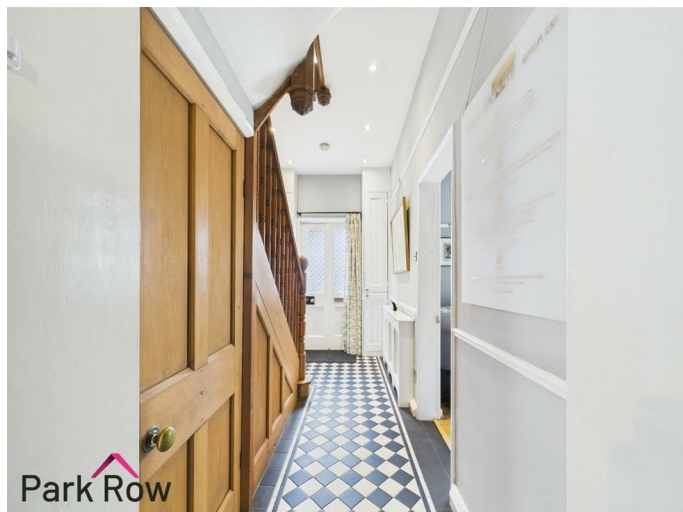
## GROUND FLOOR ACCOMMODATION

### ENTRANCE

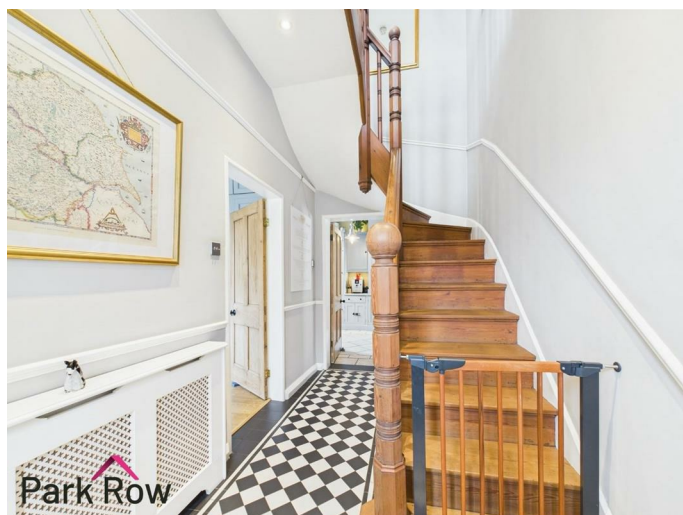
Enter through a wooden entrance door with two double glazed decorative windows within which leads into:

### ENTRANCE HALLWAY

12'2" x 6'3" (3.73 x 1.93)

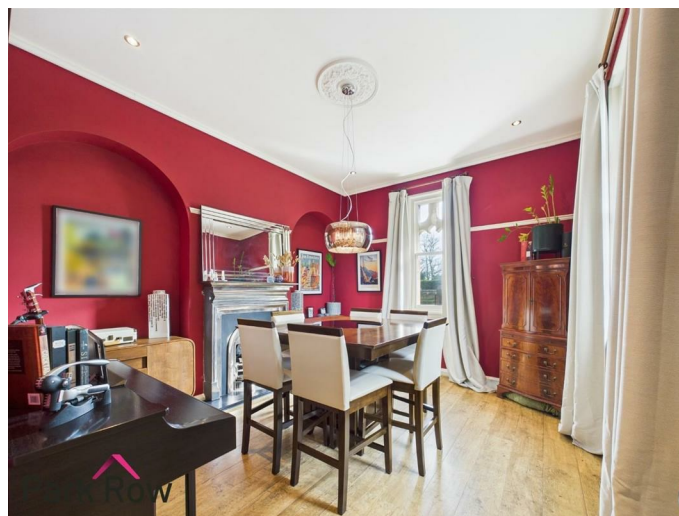


Stairs with an oak balustrade and spindles which leads up to the first floor accommodation, spotlights to the ceiling, two built in white shaker-style storage cupboards either side of the front door, and a further oak storage cupboard under the stairs, central heating radiator with a white wooden radiator cover, beautiful black and white diamond floor tiles and oak internal doors which lead into;



## DINING ROOM

11'1" x 13'1" (3.40 x 3.99)



Two double glazed sash windows to the front and one to the side elevations, central heating radiator, spotlights to the ceiling, functioning gas fire set within an ornate antique fireplace with alcoves either side plus oak flooring.





## LOUNGE

11'1" x 16'5" (3.39 x 5.01)



Double glazed sash window to the front elevation, central heating radiator, doors which lead into floor to ceiling storage cupboard, spotlights to the ceiling, decorative ornate fire set within a tiled hearth and marble surround plus an internal door which leads into:





## LOBBY/INNER HALLWAY

3'11" x 3'4" (1.21 x 1.04)

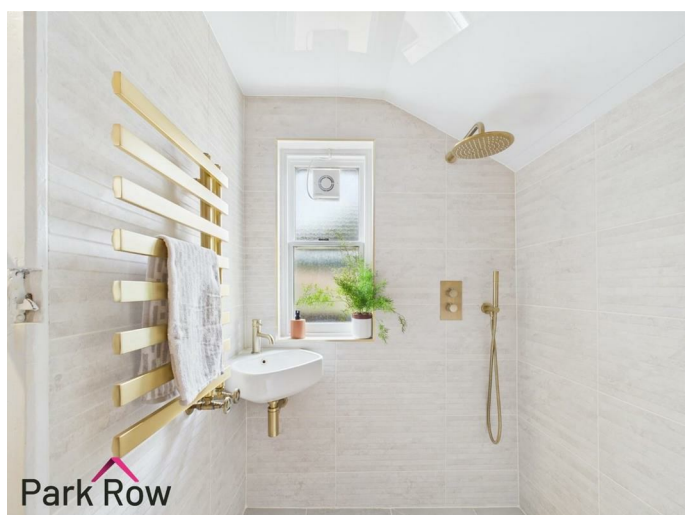
Tiled flooring and has doors which lead into a storage cupboard where you will find plumbing for a washing machine and further internal oak doors which lead into;

## DOWNSTAIRS SHOWER ROOM

6'1" x 4'11" (1.87 x 1.51)



Obscure glass double glazed window to the front elevation and has a white suite comprising: a complete wet room with a gold effect mains shower with a rainfall showerhead and smaller attachment, corner floating handbasin with gold effect tap over, close coupled w/c, built in wooden storage cupboard housing a combi boiler installed in 2022 with HIVE control, gold effect heated towel rail, spotlights to the ceiling and is fully tiled from floor to ceiling.

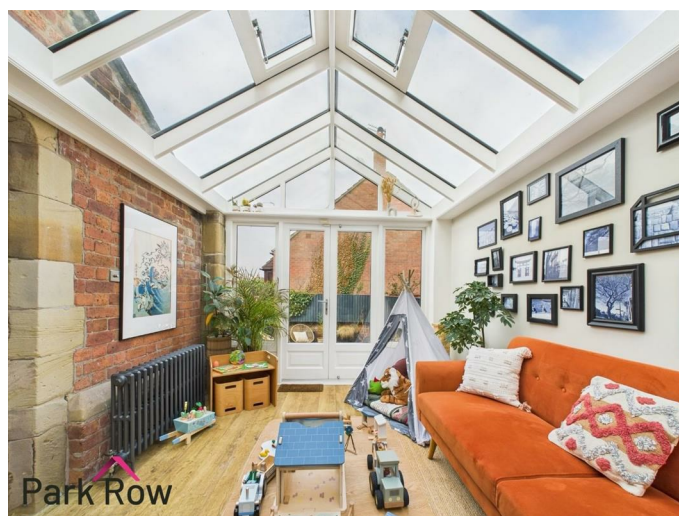


## ORANGERY

10'1" x 13'0" (3.09 x 3.97)



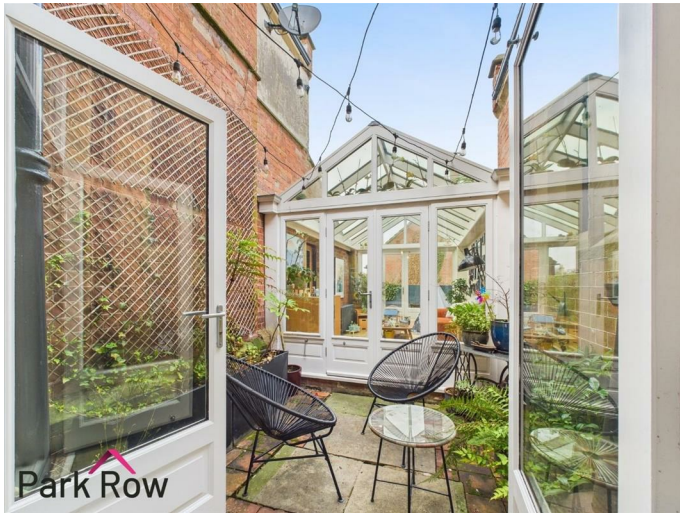
Includes a pitched ceiling which brings in floods of natural light, grey column radiator, exposed brickwork, oak flooring with under-floor heating, double glazed external door with glass panel inserts plus two glass side panels which lead out into the rear garden plus double glazed doors which leads into the courtyard.







## COURTYARD



Open courtyard with space for seating, external power socket and provides a tranquil place to relax.

## KITCHEN/DINER

10'10" x 16'7" (3.32 x 5.08)



Double glazed window to the side elevation, tall/wall and base units in a grey wood finish, granite worktops, Belfast sink sat within a granite worktop with a chrome mixer tap over, integral dishwasher, built in gas AGA which also provides heating to the room, integral fridge/freezer, tiled flooring, space for a dining table and chairs, an external door which leads out to the side elevation and an internal door which leads back into the entrance hallway.







## FIRST FLOOR ACCOMMODATION

## LANDING 9'8" x 6'3" (2.95 x 1.91)



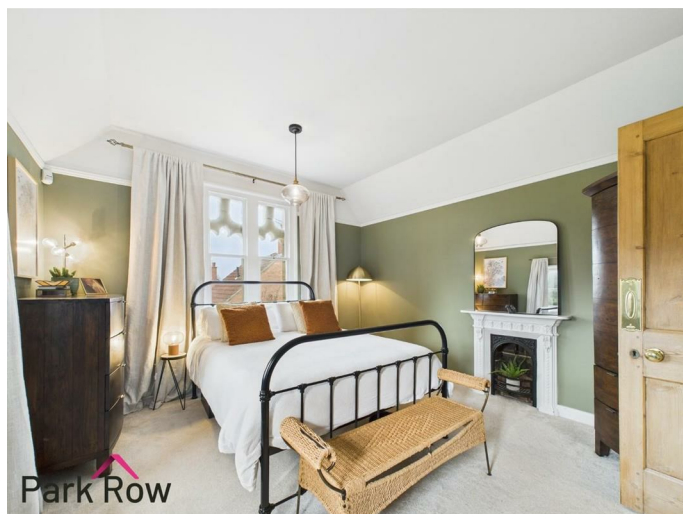
Double glazed window to the front elevation, central heating radiator with a white wooden radiator cover, loft access, spotlights to the ceiling, space to set up a home office plus oak internal doors which lead into;



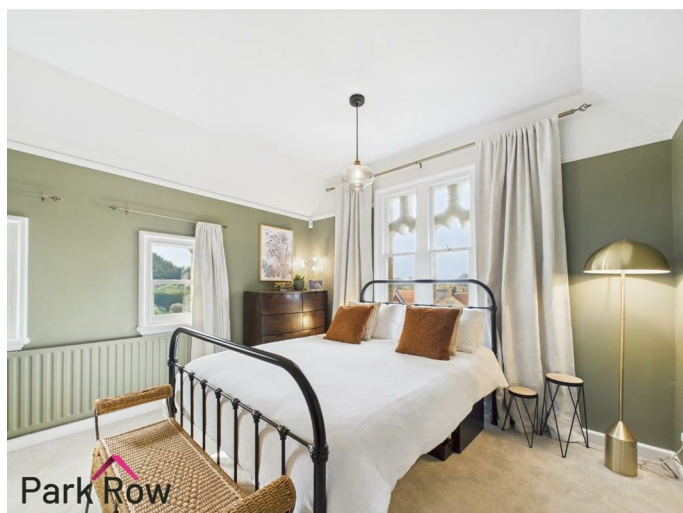


### BEDROOM ONE

12'0" x 13'4" (3.68 x 4.07)



Three double glazed sash windows with one to the front and two to the side elevations, central heating radiator, a door which leads into a storage cupboard and has an ornate decorative fire set within a wooden surround.

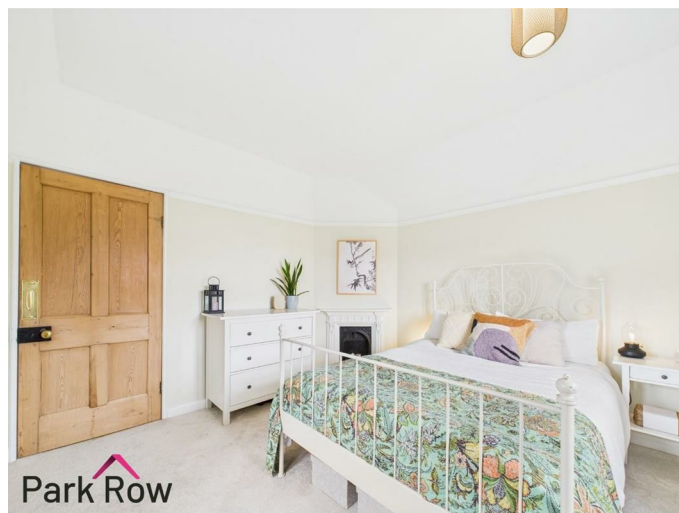


### BEDROOM TWO

11'9" x 12'11" (3.59 x 3.96)



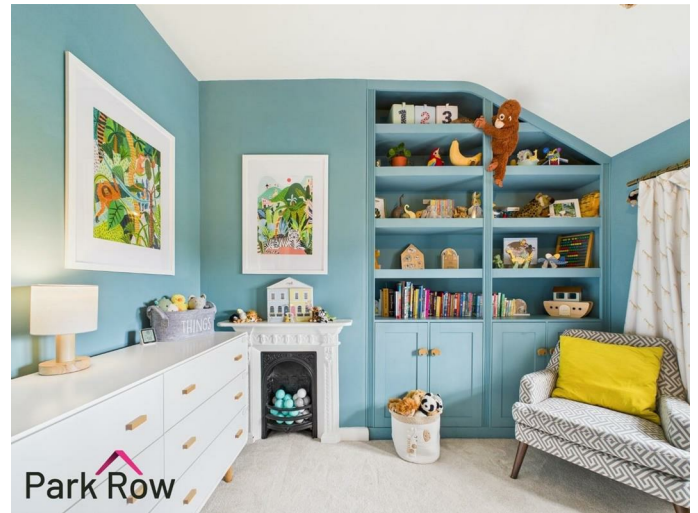
Two double glazed sash windows to the front and side elevations, central heating radiator and has an ornate decorative fire set within a wooden surround.



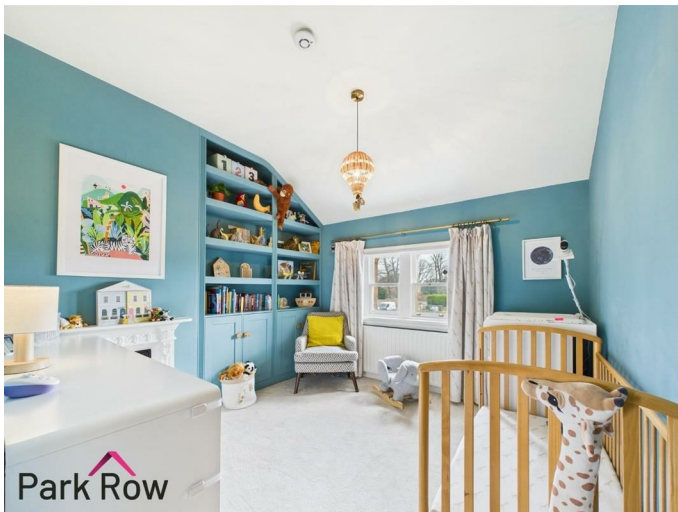




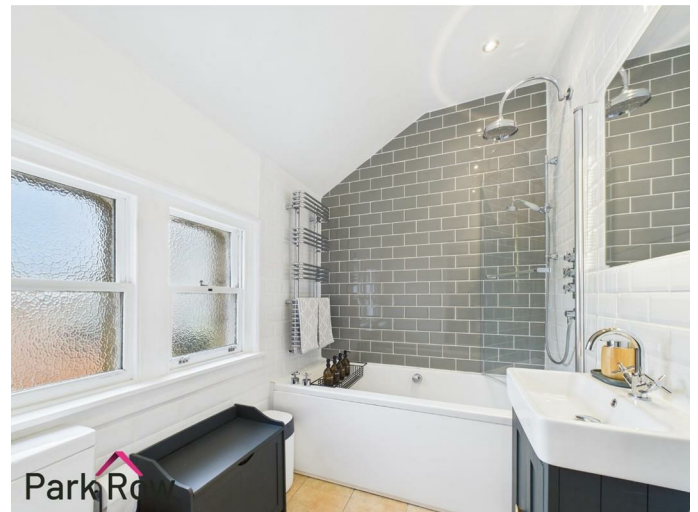
**BEDROOM THREE**  
10'11" x 10'3" (3.35 x 3.13)



**FAMILY BATHROOM**  
7'10" x 6'1" (2.39 x 1.86)



Double glazed sash window to the side elevation, central heating radiator, bespoke built in cupboards and shelving plus an ornate decorative fire set within a wooden surround.



Obscure double glazed window to the side elevation and includes a white suite comprising: panel bath with chrome taps over and mains shower above with rainfall showerhead together with a glass shower screen, handbasin with chrome mixer tap over with built in unit with space for storage, illuminated bathroom mirror with Bluetooth speakers, under-floor heating, chrome heated towel rail, spotlights to the ceiling and is fully tiled to all walls.

## EXTERIOR



## FRONT/SIDE



To the front and side of the property is a paved driveway with space for parking and to the kitchen from the side door, the path continues round the side of the property to the front entrance door, there is perimeter walling around the front/side of the property.







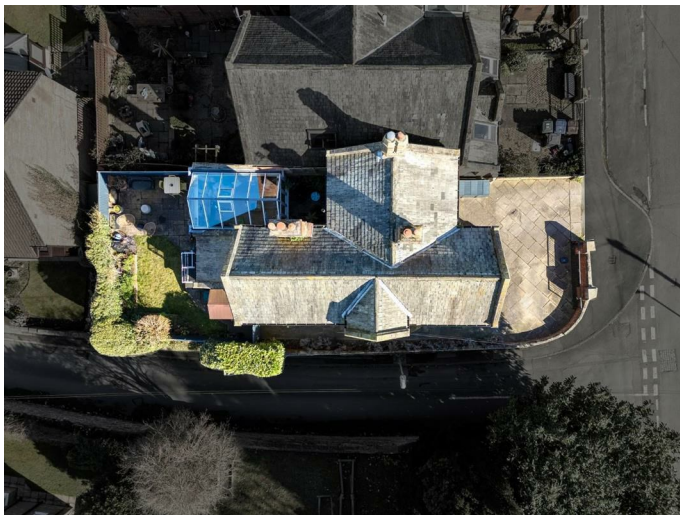
## REAR



Can be accessed down the side of the property or the double doors in the orangery where you will step down onto: a paved area with space for seating and continues to a further flagged area with a full height garden shed with integrated door sensor connected to the burglar alarm, the rest is mainly laid to lawn with some raised borders filled with plants and shrubs, outside lighting and power sockets and has perimeter fencing to all side given the garden privacy.







## FEATURES

The property includes; Fitted burglar alarm with pet-proof sensors, Hive smart heating with thermostatic radiator valves x 5 (Lounge, Dining Room and All Bedrooms). Smart LED bulbs to control temperature and colour in Bedroom one and the Kitchen.

## 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



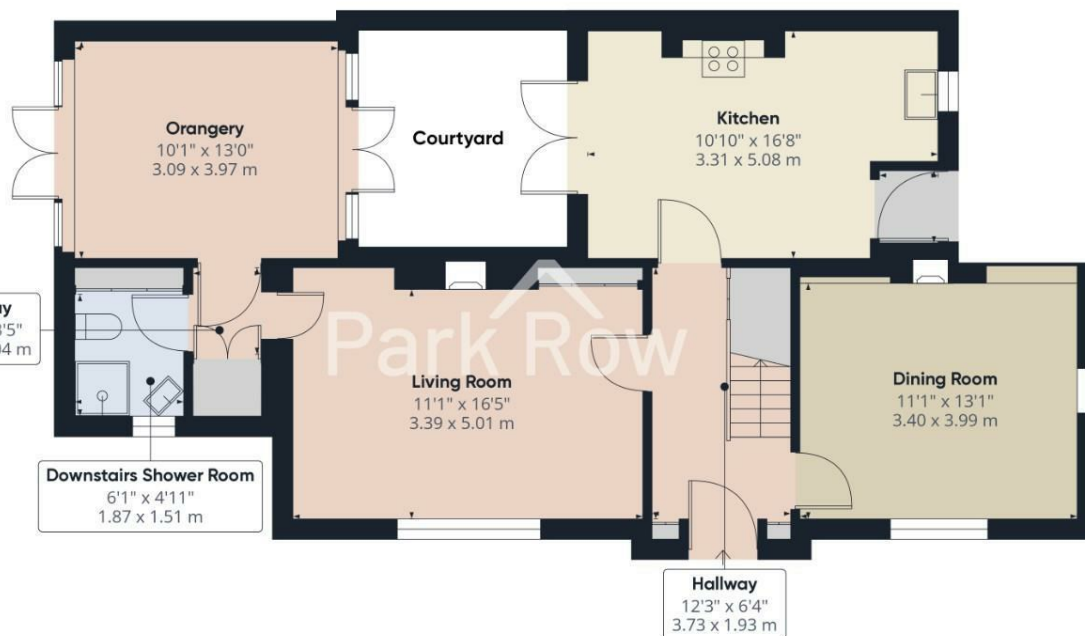
GOOLE - 01405 761199  
PONTEFRACT - 01977 791133  
CASTLEFORD - 01977 558480

### **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.







**Approximate total area<sup>(1)</sup>**  
803.93 ft<sup>2</sup>  
74.69 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.

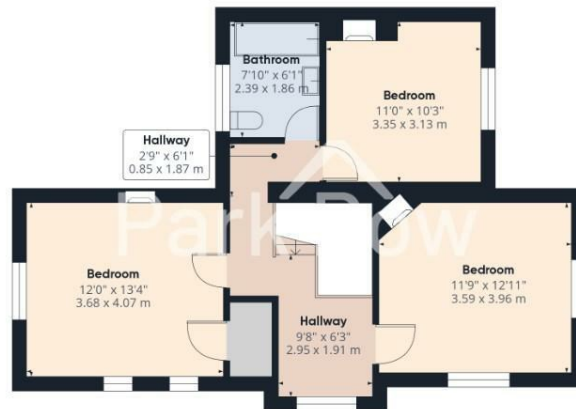
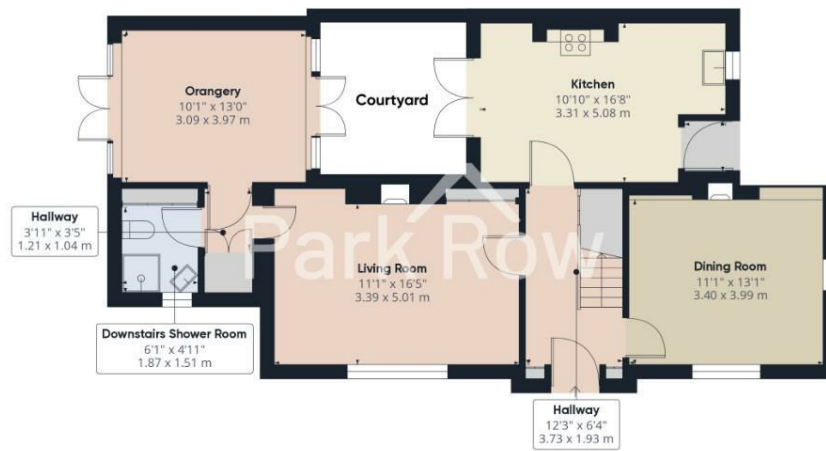
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Floor 0







**Park Row**

**Approximate total area<sup>1</sup>**  
1376.45 ft<sup>2</sup>  
127.88 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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