

Park Row



Mill Close, South Milford, Leeds, LS25 5FJ

Offers In Excess Of £365,000



DETACHED HOUSE**THREE BEDROOMS**UTILITY**DOWNSTAIRS W/C**ENSUITE TO BEDROOM ONE**GARAGE**PARKING**ENCLOSED REAR GARDEN**CUL DE SAC LOCATION**

Nestled in the charming area of Mill Close, South Milford, Leeds, this delightful detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home. The house boasts two modern bathrooms, ensuring that morning routines run smoothly for everyone in the household. A notable feature of this property is the utility room, which provides additional space for laundry and storage, making daily chores more manageable.

For those with vehicles, the property offers ample parking for up to 2/3 vehicles, a rare find that adds to the convenience of living in this lovely home.

Set in a peaceful neighbourhood, this detached house is not only a comfortable living space but also a wonderful opportunity to enjoy the tranquillity of suburban life while remaining close to local amenities. Whether you are looking to settle down or invest, this property is certainly worth considering.

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 glass panel inserts which leads into:

ENTRANCE HALLWAY

11'8" x 6'11" (3.58 x 2.11)



Stairs with a wooden balustrade and spindles leading up to the first floor accommodation, central heating radiator, a door which leads into a storage cupboard and further internal doors which lead into;



DOWNSTAIRS W/C

3'5" x 5'8" (1.06 x 1.73)



Obscure double glazed window to the side elevation and has a white suite comprising: close coupled w/c, handbasin with chrome tap over and tiled splashback plus a central heating radiator.

KITCHEN/DINER

14'7" x 10'6" (4.45 x 3.22)



Two double glazed windows to the front elevation, tall/wall and base units in a white finish with stainless steel handles and built in LED lighting, square edge worktops, one and a half stainless steel drainer sink with chrome mixer tap over, four ring gas hob with extractor over and stainless steel splashback, built in electric oven below, central heating radiator, space for a freestanding fridge/freezer, space for dining table and chairs and an internal door which leads into:



UTILITY

5'10" x 10'5" (1.78 x 3.20)



Wall and base units which match the kitchen, square edge worktop, single stainless steel drainer sink with chrome mixer tap over, space and plumbing for a washing machine, space for dryer, central heating radiator and an external double glazed door with a glass panel insert which leads out to the side elevation.



LOUNGE

9'1" x 20'10" (2.78 x 6.37)



Double glazed window to the rear elevation, two central heating radiators and double glazed double doors which lead out into the rear garden.



LANDING

15'7" x 4'3" (4.75 x 1.30)



Double glazed window to the front elevation, a door which leads into a storage cupboard and further internal doors which lead into;

BEDROOM ONE

13'9" x 10'6" (4.20 x 3.22)



Two double glazed windows to the front elevation, central heating radiator and an internal door which leads into:

FIRST FLOOR ACCOMMODATION



ENSUITE

4'3" x 7'8" (1.31 x 2.34)



Obscure double glazed window to the side elevation and has a white suite comprising: shower cubicle with mains shower and glass shower concertina screen, close coupled w/c, pedestal handbasin with chrome taps over, shaver point, central heating radiator, spotlights and extractor fan to the ceiling and is fully tiled around the shower area and half tiled around the handbasin plus w/c area.

BEDROOM TWO

11'7" x 10'6" (3.55 x 3.21)



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

BEDROOM THREE

7'8" x 10'0" (2.36 x 3.06)



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

FAMILY BATHROOM

7'3" x 5'6" (2.21 x 1.68)



Obscure double glazed window to the side elevation and has a white suite comprising: panel bath with chrome taps over and mains shower above with glass shower screen, close coupled w/c, pedestal handbasin with chrome tap over, shaver point, central heating radiator, spotlights and extractor fan to the ceiling and is fully tiled around the bath area and half tiled around the handbasin plus w/c area.

EXTERIOR

FRONT



To the front of the property there is a tarmac driveway with space for 2/3 vehicles which leads to a detached garage, a wooden pedestrian gate which gives access to the rear garden, the rest is mainly laid to lawn with herbaceous borders and perimeter wooden fencing down the side.



GARAGE

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

REAR



Accessed via the side of the property through the wooden pedestrian gate or the double doors in the lounge where you will step out onto: a paved patio with space for seating, decorative slate seating area at the bottom of the garden, the rest is laid to lawn with perimeter fencing 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:

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

PONTEFRAC - 01977 791133

CASTLEFORD - 01977 558480


TENURE AND COUNCIL TAX

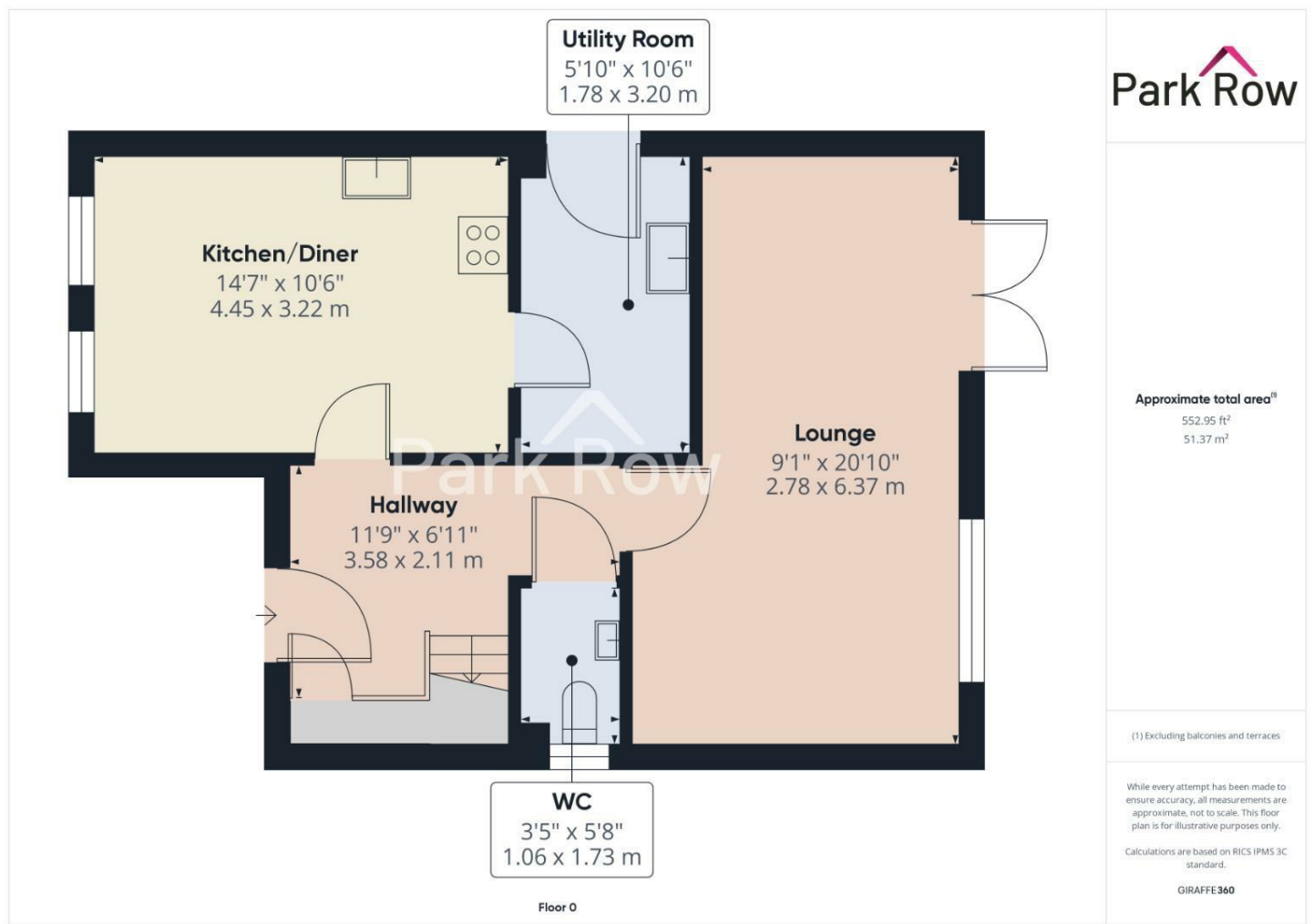
Tenure: Freehold

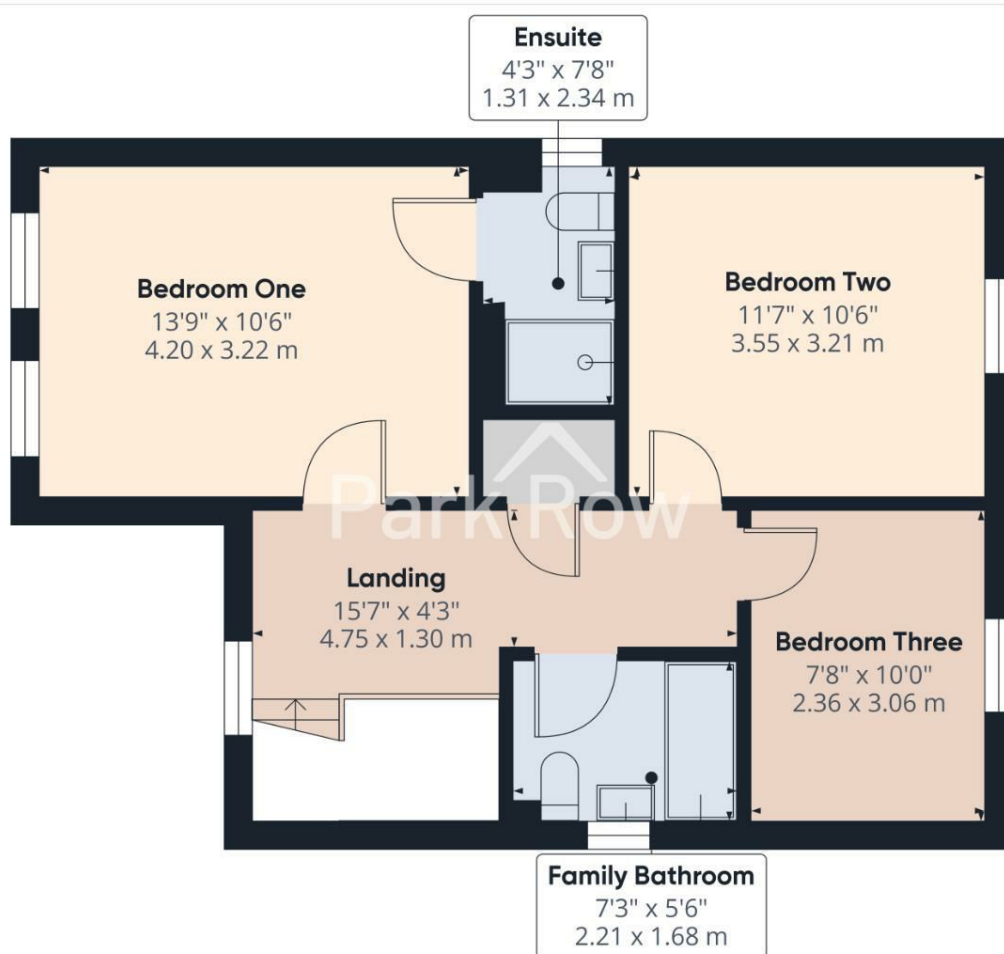
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Floor 1


Park Row

Approximate total area⁽¹⁾
512.8 ft²
47.64 m²

(1) Excluding balconies and terraces

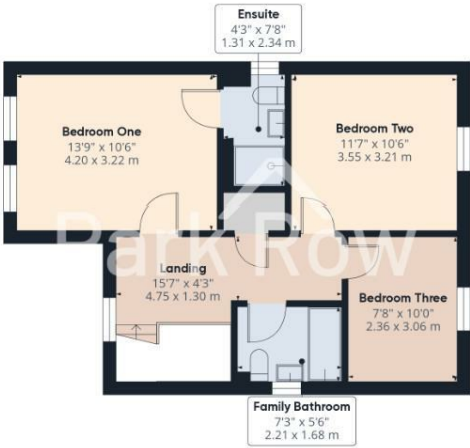
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Floor 0



Floor 1

Park Row

Approximate total area[®]
1065.75 ft²
99.01 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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