

Park Row

The proactive estate agent



Mill Close, South Milford, Leeds, LS25 5FJ

£365,000



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

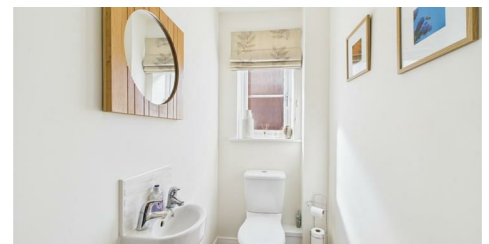
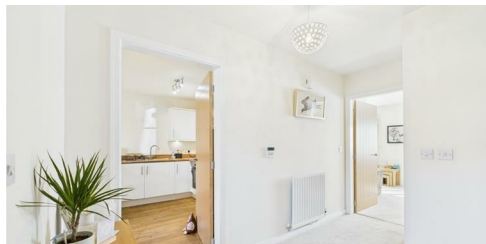
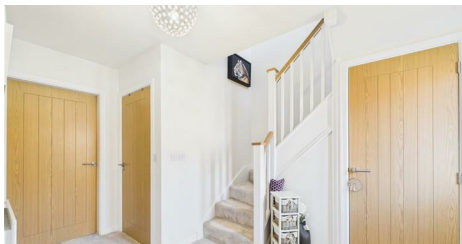
Nestled in the charming area of Mill Close, South Milford, Leeds, this delightful detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The layout includes a welcoming reception room, 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!'



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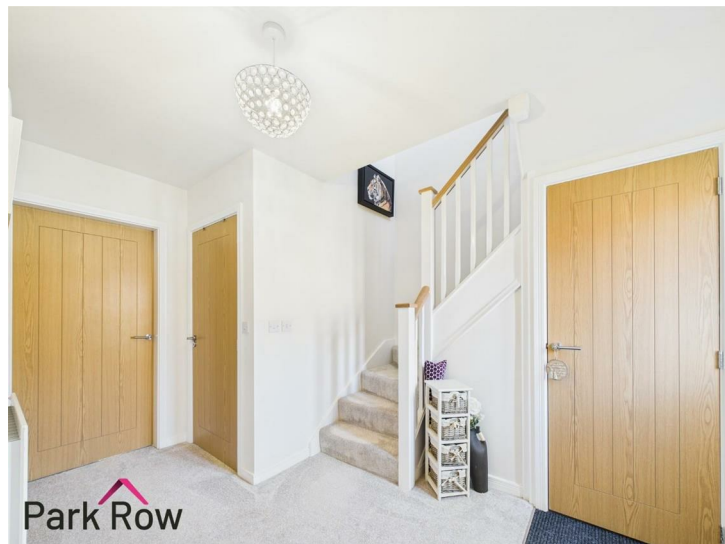
GROUND FLOOR ACCOMMODATION

ENTRANCE

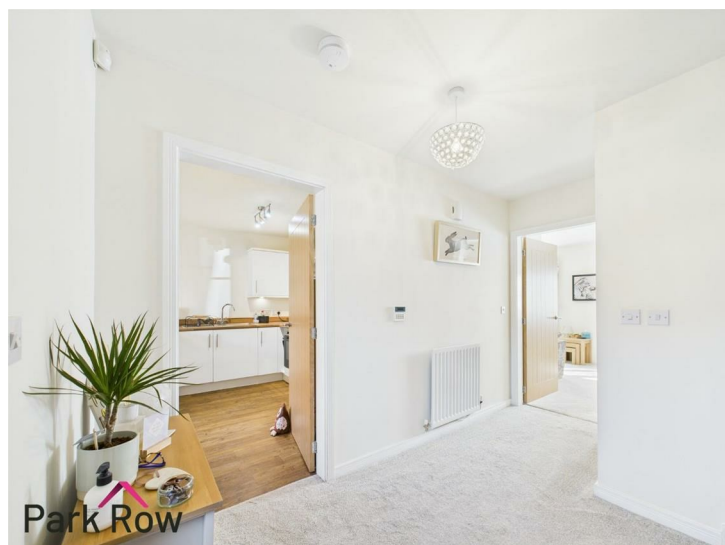
Enter through a black composite door with two glass panel inserts which leads into:

ENTRANCE HALLWAY

11'8" x 6'11"

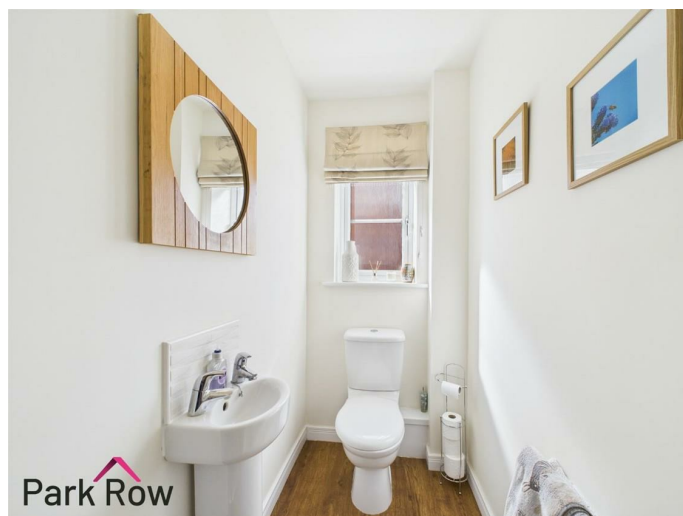


Stairs with a wooden balustrade and spindles leading up to the first floor accommodation, central heating radiator, a door which leads into a storage cupboard and further internal doors which lead into;



DOWNSTAIRS W/C

3'5" x 5'8"



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"



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:



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UTILITY 5'10" x 10'5"



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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"



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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"



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"



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

FIRST FLOOR ACCOMMODATION



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ENSUITE
4'3" x 7'8"



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"



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

BEDROOM THREE
7'8" x 10'0"



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

FAMILY BATHROOM
7'3" x 5'6"



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



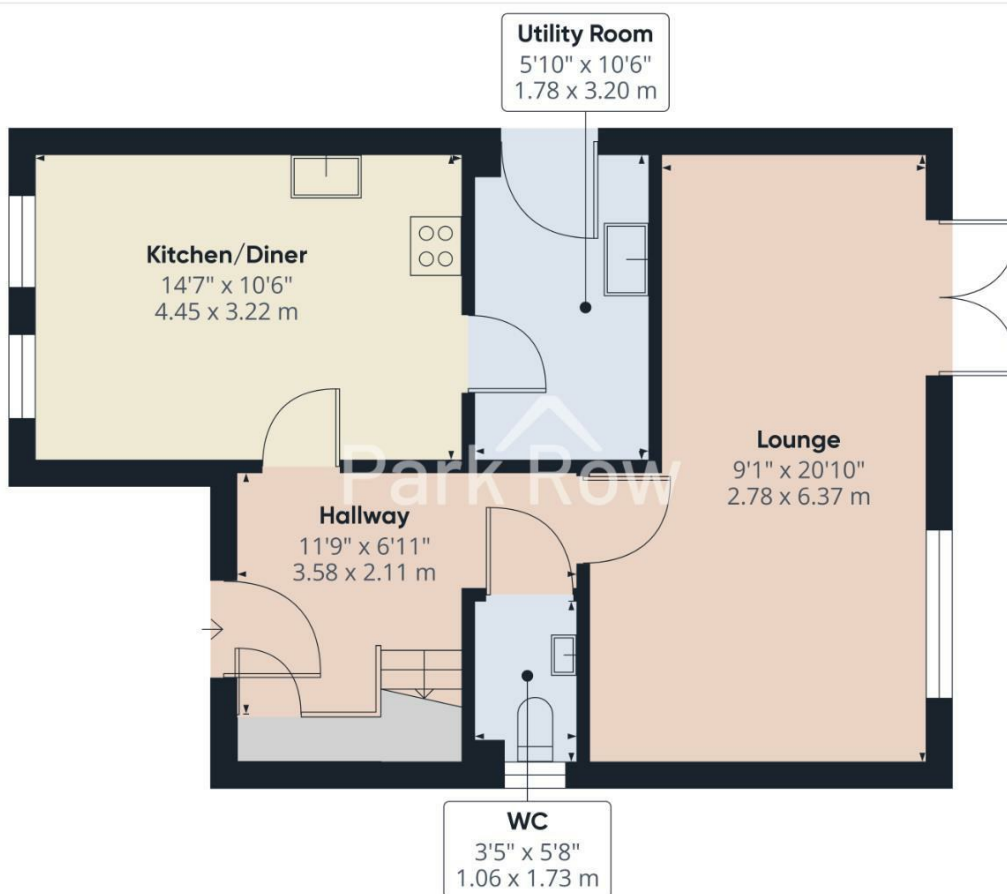
Accessed via the side of the property through the wooden pedestrian gate or the double doors in the lounge where you will step out onto: a paved patio with space for seating, decorative slate seating area at the bottom of the garden, the rest is laid to lawn with perimeter fencing to all sides.



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Approximate total area⁽¹⁾
552.95 ft²
51.37 m²

(1) Excluding balconies and terraces

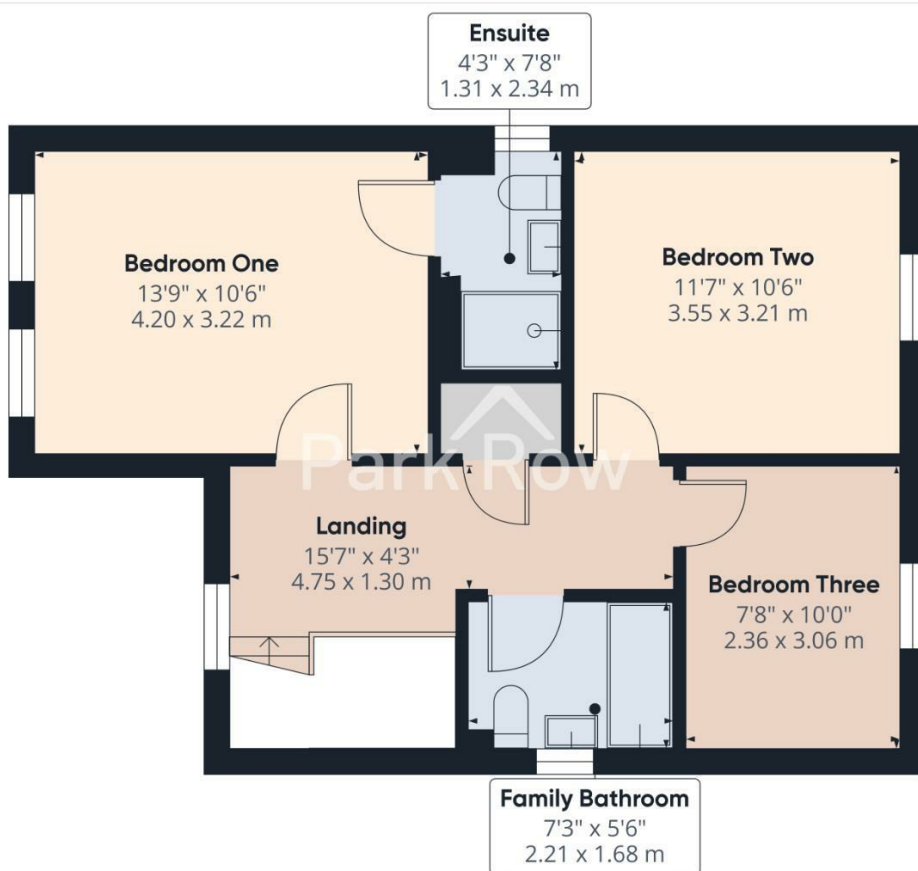
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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Floor 1


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Approximate total area⁽¹⁾
512.8 ft²
47.64 m²

(1) Excluding balconies and terraces

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GIRAFFE 360

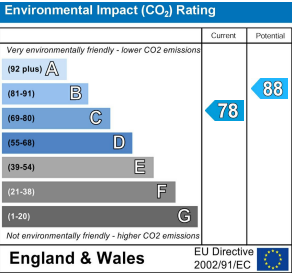
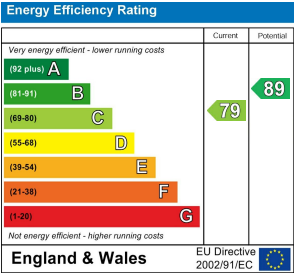


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