

Park Row



Lumby, South Milford, Leeds, LS25 5JA

Offers In Excess Of £450,000



GORGEOUS DETACHED HOUSETHREE BEDROOMS**ENSUITE TO BEDROOM ONE**ENCLOSED REAR GARDEN**GARAGE & PARKING**SOUGHT AFTER VILLAGE LOCATION**NO UPWARD CHAIN**
Nestled in the charming village of Lumby, South Milford, this stunning detached house offers a perfect blend of comfort and elegance. With three well-proportioned bedrooms, including a delightful ensuite bathroom attached to the master bedroom together with a dressing area, this home is ideal for families or those seeking extra space. Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. The layout is thoughtfully designed to create a warm and welcoming atmosphere, making it easy to envision family gatherings or quiet evenings at home. The property boasts an enclosed rear garden, perfect for enjoying the outdoors in privacy. Whether you wish to cultivate a garden, host summer barbecues, or simply unwind with a good book, this outdoor space caters to all your needs. Additionally, the convenience of a garage adds to the practicality of this lovely home, offering secure storage for vehicles or outdoor equipment. This beautiful house is not only appealing inside but also benefits from its picturesque surroundings in Lumby, a location known for its community spirit and accessibility to nearby amenities. With its combination of modern living and traditional charm, this property is a wonderful opportunity for anyone looking to settle in a peaceful yet connected area.

In summary, this detached house in Lumby is a true gem, featuring three bedrooms, two reception rooms, and two bathrooms, all set within a delightful environment. Do not miss the chance to make this beautiful home your own.

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

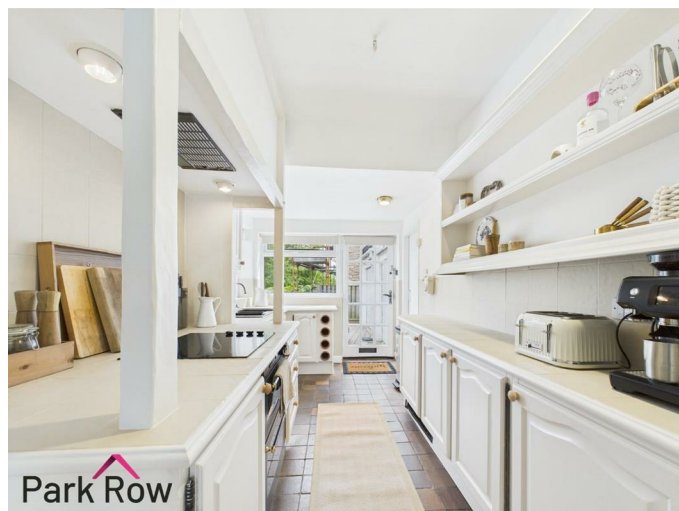
Enter through a double glazed door with full glass panel plus a side glass panel which leads directly into the kitchen and has internal doors which lead into;

KITCHEN

22'3" x 7'6" (6.80 x 2.31)



Two double glazed windows, wooden external door with double glazed glass panel inserts to the rear elevation and has base units in a white wooden finish with shelving above, tiled worktops with tiled splashbacks, one and half drainer sink with chrome mixer tap over, four ring induction hob with built in extractor fan over with spotlights and a double electric oven built in below, spotlights to the ceiling.



UTILITY

5'6" x 10'6" (1.68 x 3.21)

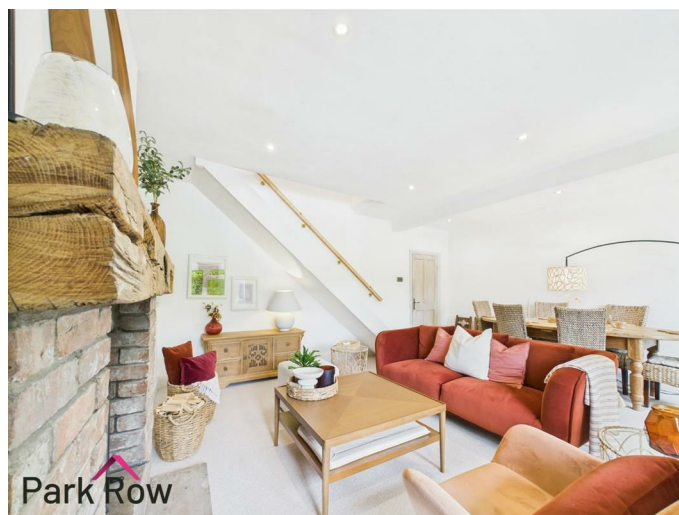
Space for free standing fridge/freezer, space and plumbing for a washing machine and useful storage shelves and has a door which leads into the garage.

LOUNGE/DINER

15'11" x 18'1" (4.87 x 5.53)



Two double glazed windows to the front elevation, two central heating radiators, spotlights to the ceiling, log burner set within a brick built fireplace with stone hearth and wooden beam above, space for dining table and chairs, stairs leading up to first floor accommodation and an internal door which leads into the garage.





windows to the front and rear elevations, central heating radiator, spotlights to the ceiling, power points for a wall mounted tv, log burner set within a brick built fireplace with stone hearth and wooden beam above and has stairs which lead up to bedroom one.



SNUG
15'3" x 16'2" (4.65 x 4.95)



Accessed via three steps down and has two double glazed



FIRST FLOOR ACCOMMODATION

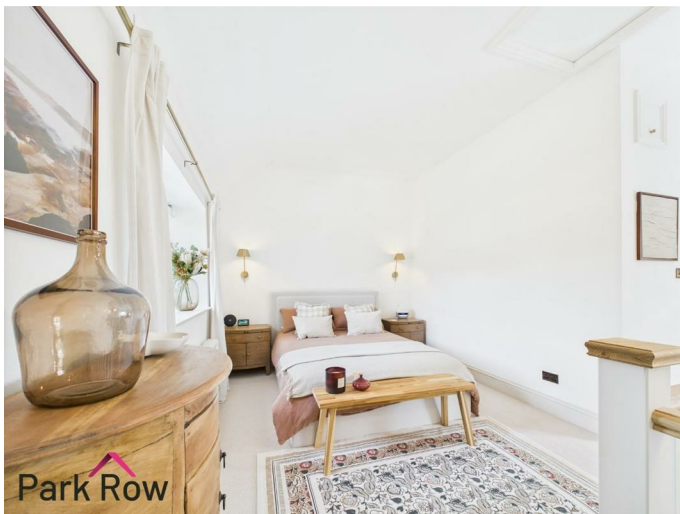
LANDING

5'3" x 10'10" (1.62 x 3.32)

Double glazed window to the rear elevation and has internal doors leading off to bedroom two, three and the bathroom.

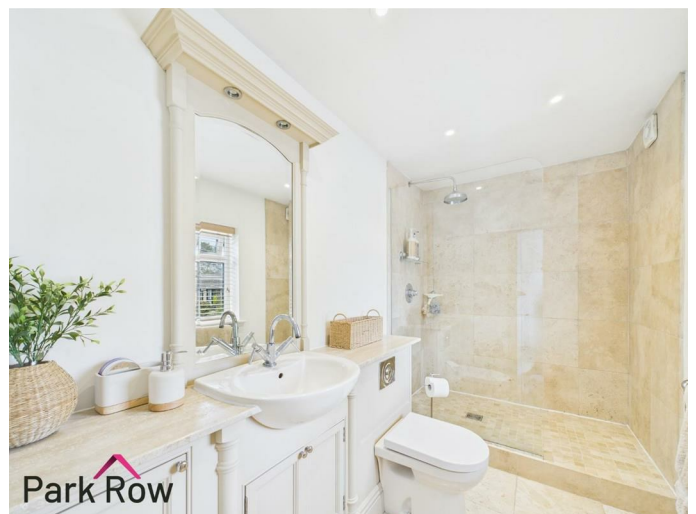
BEDROOM ONE

10'2" x 15'5" (3.12 x 4.72)



ENSUITE

5'5" x 9'10" (1.67 x 3.02)



Accessed from its own staircase in the snug or through the dressing area from bedroom three and has a double glazed window at the top of the stairs to the rear elevation and a double glazed window to the front elevation, central heating radiator, loft access, two steps up to the dressing room and door which leads into:

Double glazed window to the rear elevation and has a white

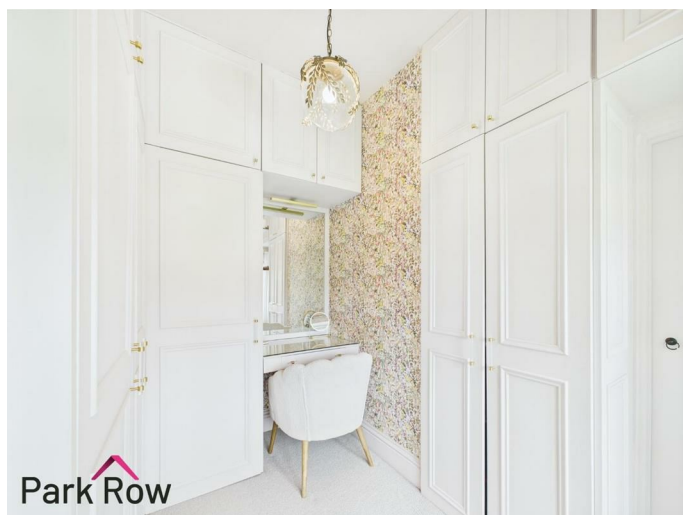
suite comprising: a fully tiled walk in shower with mains shower featuring a waterfall showerhead and has a glass shower screen, gorgeous vanity unit with built in mirror and spotlights with storage cupboards and includes built in handbasin with chrome taps over and concealed cistern low level w/c, chrome heated towel rail and has a fully heated tiled floor.

DRESSING ROOM

10'2" x 15'5" (3.12 x 4.72)

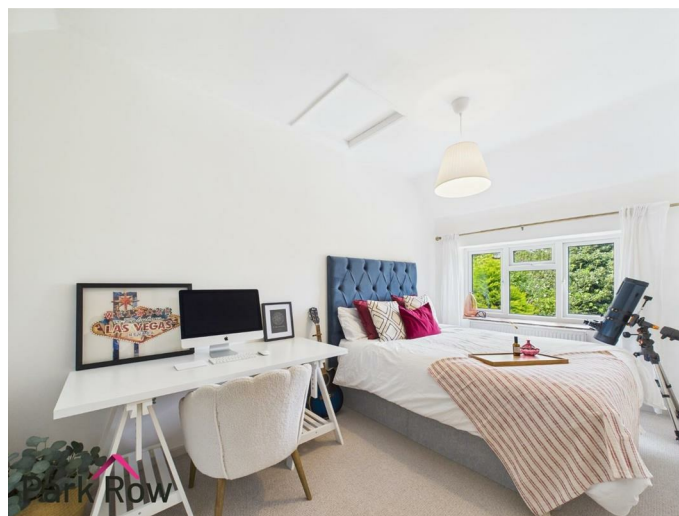


Double glazed window to the front elevation and has plenty of built in wardrobes, dressing table with built in mirror, central heating radiator and a door which leads into Bedroom three.



BEDROOM TWO

14'2" x 8'3" (4.33 x 2.54)



Double glazed window to the front elevation, built in wardrobes, loft access and a central heating radiator.

BEDROOM THREE

10'5" x 9'8" (3.18 x 2.96)



Double glazed window to the front elevation, central heating radiator, built in storage cupboard and an internal door which leads into the dressing room for Bedroom One.



FRONT



FAMILY BATHROOM 6'8" x 7'7" (2.04 x 2.33)



Obscure double glazed window to the rear elevation and has a white suite comprising: panel bath with chrome taps over and mains shower above with a concertina glass shower screen, low level w/c, handbasin with chrome tap over sat within a tiled vanity unit with storage below, spotlights to the ceiling, central heating radiator, door leads into storage cupboard and is fully tiled to all walls.

EXTERIOR

Can be accessed by the wooden pedestrian gate down the side of the property or from the door in the kitchen where you will step out onto: a gorgeous paved patio area with plenty of space for seating and entertaining, a gorgeous Wisteria adorns the door into the kitchen, there are brick built borders with an array of plants and shrubs together with established trees making it a blissful oasis to sit and relax and enjoy the summer evenings, external plug sockets and is fully enclosed with perimeter hedging for privacy.





REAR

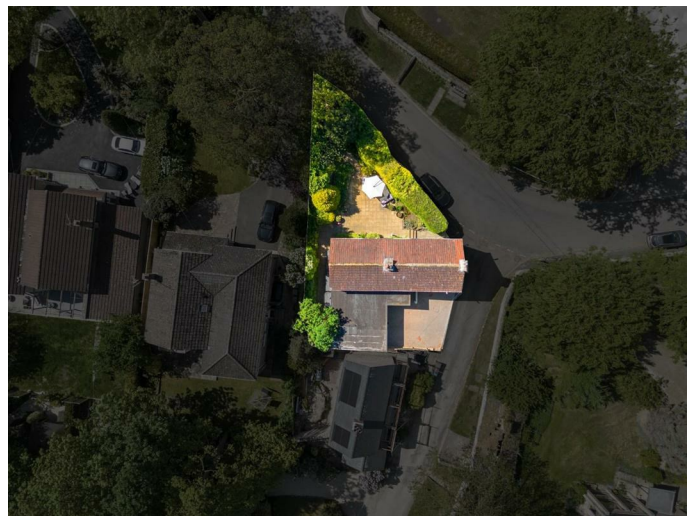


To the rear of the property is a blocked paved area with space for parking which leads to the double garage with perimeter fencing to the left, to the right there is an external door which leads into the kitchen.

GARAGE

Can be accessed via the electric controlled roller shutter doors, a single door from the rear garden, the utility room or from a door in the lounge/diner and has power, lighting and has ample space for storage

AERIAL SHOTS



TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: F

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: Oil (Kerosene)

Sewerage: Septic Tank

Water: Mains

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

Park Row

Approximate total area⁽¹⁾

1164 ft²
108.1 m²

Reduced headroom

28 ft²
2.6 m²

(1) Excluding balconies and terraces

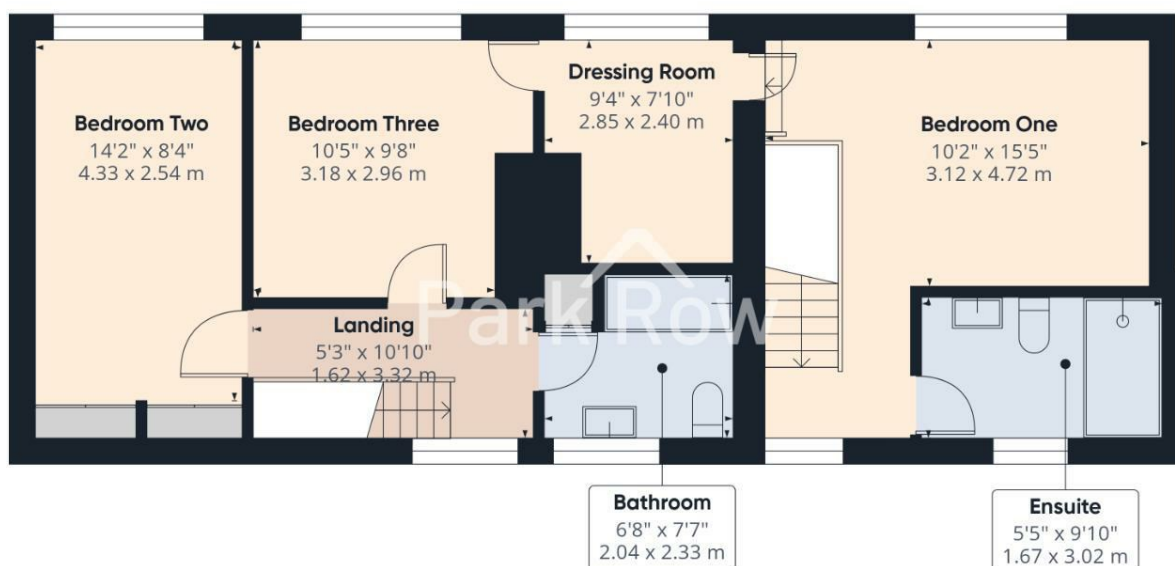
Reduced headroom

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 are based on RICS IPMS 3C standard.

GIRAFFE 360



Approximate total area⁽¹⁾
613 ft²
57 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 1



Floor 0



Floor 1

Park Row

Approximate total area⁽¹⁾

1777 ft²
165.1 m²

Reduced headroom

28 ft²
2.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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