

Park Row

The proactive estate agent



High Street, South Milford, Leeds, LS25 5AA

Offers In Excess Of £210,000



SEMI DETACHED CHARACTER PROPERTY**THREE BEDROOMS**TWO RECEPTIONS ROOMS**UTILITY & DOWNSTAIRS W/C**ENSUITE TO BEDROOM ONE**ROOF TERRACE**SOUGHT AFTER VILLAGE LOCATION**

Nestled on the bustling High Street in South Milford, Leeds, this charming semi-detached character property, dating back to the 1860s, offers a delightful blend of period features and modern living. With three well-proportioned bedrooms, this home is perfect for families or those seeking extra space. As you enter, you are greeted by an inviting lounge, boasting a high ceiling that enhances the sense of space and light. There is also a further reception room within the home so these versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room for relaxation or a vibrant space for entertaining guests.

The property also includes a practical utility area, adding to the convenience of daily living. The quirky design elements throughout the home provide a unique charm, making it a truly special place to reside. The location on High Street offers easy access to local amenities, ensuring that everything you need is within reach. This semi-detached house is not just a home; it is a piece of history waiting for you to make it your own. With its character and charm, this property is a rare find in the heart of South Milford. Don't miss the opportunity to view this delightful home.

VIEWING 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 FRIDAY AND UNTILL 1PM SATURDAYS!



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GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a white double glazed entrance door which leads into:

ENTRANCE HALLWAY

Stairs which lead up to first floor accommodation and an open doorway which leads into:

LOUNGE

13'0" x 14'3"



Double glazed window to the front elevation, central heating radiator, wall mounted electric fire set within a wooden surround, decorative wooden beams to the ceiling and a door which leads into:



KITCHEN/DINER

8'9" x 14'7"



Double glazed window to the front elevation, wall and base units in a white finish with stainless steel handles, roll edge worktops, four ring electric hob with extractor over and built-in electric oven below, a double stainless steel sink with a chrome mixer tap over, space and plumbing for a washing machine, space for freestanding fridge/freezer, spotlights to the ceiling, built-in storage cupboard, central heating radiator, space for dining table and chairs and an internal door which leads into:



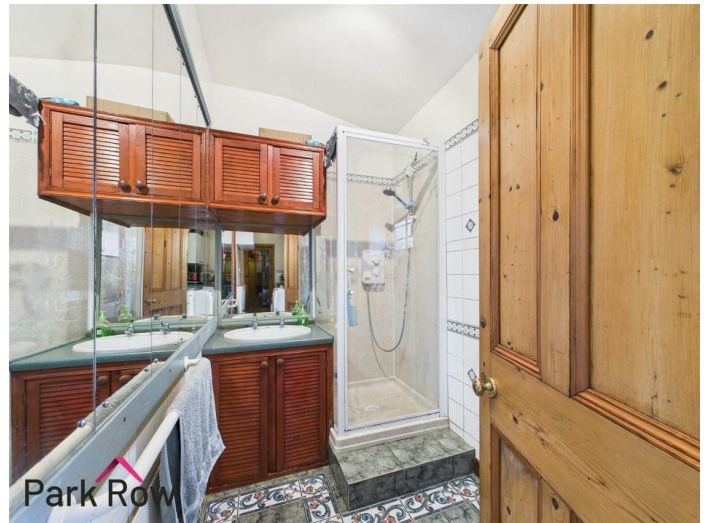


UTILITY
11'11" x 5'0"



Double glazed window to the rear elevation, white wooden wall and base units with tiled splashback, green matt one and a half drainer sink with chrome taps over, space and plumbing for washing machine, wall mounted heater, a wooden external door which leads out to the rear and has internal doors which lead into:

SHOWER ROOM
7'7" x 5'0"



Obscure double glazed window to the rear elevation and has a white suite comprising: shower cubicle with mains shower and glass shower screen, handbasin with chrome tap over set within a wooden vanity unit with built-in cupboards above and below for storage, close coupled w/c, wall mounted heater, fully tiled around the shower area and has a fully tiled floor.

SITTING ROOM
12'5" x 15'7"



Double glazed window to the front elevation and two central heating radiators.

OFFICE/STUDY
9'0" x 9'2"

Double glazed window to the rear elevation, central heating radiator and is currently used for storage.

FIRST FLOOR ACCOMMODATION

LANDING

13'0" x 3'7"

Wooden external door which leads out onto the roof terrace, a wooden ladder which gives access to the sizeable boarded loft which is a fantastic space for storage and internal doors which lead into:

BEDROOM ONE

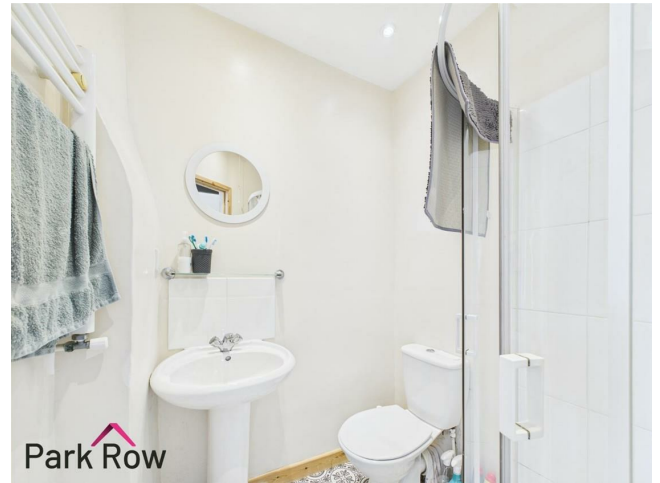
12'3" x 14'6"



Double glazed window to the front elevation, central heating radiator, a built-in wooden triple wardrobe, decorative wooden beams to the ceiling and a door which leads into:

ENSUITE SHOWER ROOM

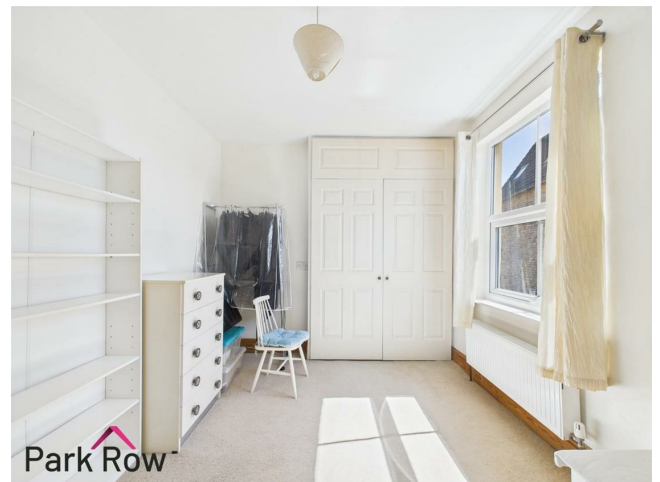
4'11" x 5'1"



Has a white suite comprising: corner shower cubicle with mains shower and glass curved shower screen, pedestal handbasin with chrome tap over and tiled splashback, close coupled w/c, spotlights to the ceiling and a white heated towel rail.

BEDROOM TWO

11'1" x 9'1"



Double glazed window to the front elevation, central heating radiator and built-in white wooden double wardrobes with cupboards above and space for storage.

BEDROOM THREE

7'7" x 11'11"

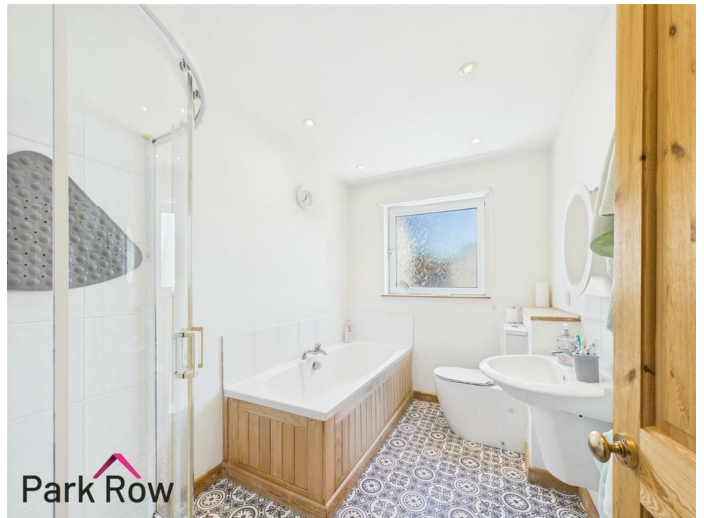


Double glazed window to the front elevation, a built-in wooden triple wardrobe, a built-in wooden set of drawers, a built-in wooden dressing table with built-in wooden cupboards above and a central heating radiator.



FAMILY BATHROOM

9'5" x 6'5"



Obscure double glazed window to the side elevation and has a white suite comprising: fully tiled corner shower cubicle with mains shower and glassed curved shower screen, panel bath with chrome taps over and tiled splashback, pedestal handbasin with chrome tap over and tiled splashback, close coupled w/c, spotlights to the ceiling and has a white heated towel rail.

ROOF TERRACE

30'10" x 10'2"



Accessed from the first floor landing and is fully decked with perimeter fencing with plenty of space for seating.

EXTERIOR



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FRONT



Access from the street footpath and entrance door.



TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: B

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.



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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.



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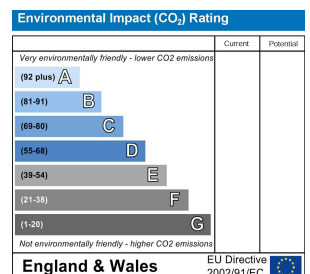
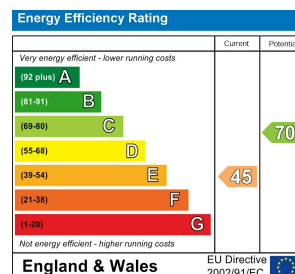


W www.parkrow.co.uk

T 01977 681122

34 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BA

sherburn@parkrow.co.uk



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