

Park Row

The proactive estate agent



Bondbridge Court, South Milford, Leeds, LS25 5BW

Offers In Excess Of £700,000



STUNNING HIGH SPECIFICATION DETACHED HOUSE**FIVE/SIX BEDROOMS**FAMILY BAR AREA**OPEN PLAN KITCHEN/DINING/LIVING AREA**DOWNSTAIRS BATHROOM**ENSUITE TO BEDROOM ONE**ENCLOSED REAR GARDEN**PARKING AND GARAGE**SOUGHT AFTER VILLAGE LOCATION**STREAM RUNNING THROUGH THE FRONT GARDEN**A PRIVATE OASIS**

Nestled in the desirable Bondbridge Court, South Milford, Leeds, this stunning high specification detached house offers an exceptional living experience. Spanning an impressive 2,730 square feet, the property boasts five to six spacious bedrooms, making it ideal for families or those seeking ample space for guests.

Upon entering, you are greeted by a thoughtfully designed open plan kitchen, dining, and living area that serves as the heart of the home. This inviting space is perfect for entertaining and family gatherings, complemented by a stylish family bar area that adds a touch of luxury. The ground floor also features a convenient downstairs bathroom, ensuring practicality for everyday living.

The master bedroom benefits from an ensuite, providing a private retreat for the homeowners. Each of the additional bedrooms are generously sized, offering flexibility for use as guest rooms, home offices, or playrooms. In addition all bedrooms, office and living room are hard wired to the main internet connection.

The property is further enhanced by an enclosed rear garden, providing a safe and serene outdoor space for children to play or for hosting summer barbecues. Ample parking is available, along with a garage, ensuring convenience for multiple vehicles.

The sellers have invested considerable thought and care into the renovation of this home, resulting in a truly spectacular property that is not to be missed. With its modern finishes and flexible layout, this house is a perfect blend of comfort and style. We highly recommend scheduling a viewing to fully appreciate all that this remarkable home has to offer. The whole property is complimented by a full audio system with ceiling speakers throughout.

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 double glazed entrance door with glass panel insert and side glass panel which leads into:

ENTRANCE HALLWAY

5'6" x 7'8"



Double glazed window to the front elevation, gate security system control pad, and boasts a spectacular Indian limestone flooring which extends throughout the entire ground floor, oak framed internal door with glass panels within which leads into:



INNER HALLWAY

5'9" x 21'10"



Central heating radiators, spotlights and skylight to the ceiling, a step up leads into the kitchen/dining/living area, solid oak stairs with glass panels leads up to the first floor accommodation and further solid oak stairs which lead down to bedrooms, office and the family bathroom.





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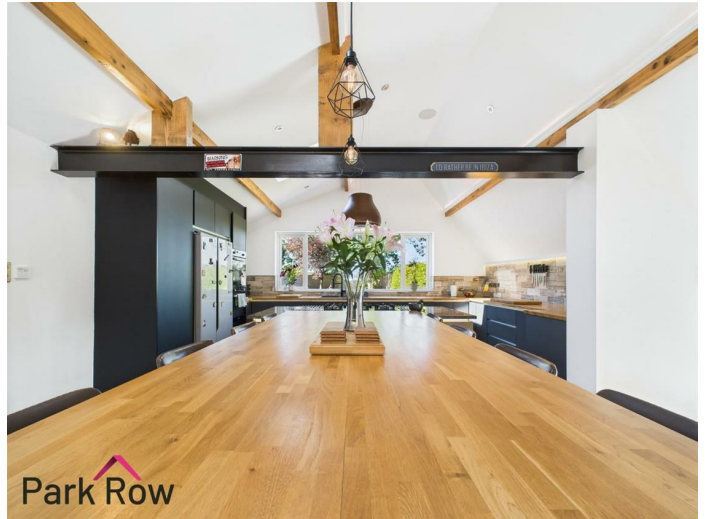


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KITCHEN/DINING 17'4" x 23'4"



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A substantial double glazed window to the front elevation with stunning views of the beautiful garden and stream with its own family of ducks and beyond the lap fencing to the open fields, high vaulted ceiling with two Velux windows and features a high specification kitchen comprising: wall/tall and base units in a anthracite finish in a handle less design, solid oak worktops, tiled splashbacks, one and a half grey drainer sink with spray tap attachment over, built in double oven, space for free standing fridge/freezer set within tall cabinets, Island with textured brown units and a five ring gas hob set within a granite worktop with an Elcia designer overhead light/extractor fan, solid oak dining table with seating for eight is attached with pendant lighting above, decorative beams and spotlights to the ceiling, two central heating radiators.



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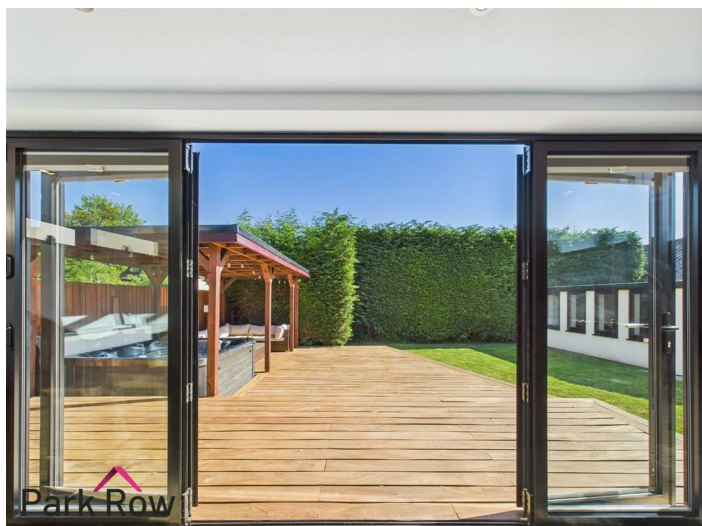
LIVING AREA
19'7" x 9'5"



Space for wall mounted 86 inch television set in a custom made venetian plaster frame, central heating radiator, double glazed window to the rear elevation, walls lights, apex glass roof which lets in lots of natural light, spotlights to the ceiling and double glazed bi-fold doors which lead out to the rear garden and the bar/family room.



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LOWER INNER HALLWAY 3'7" x 10'11"

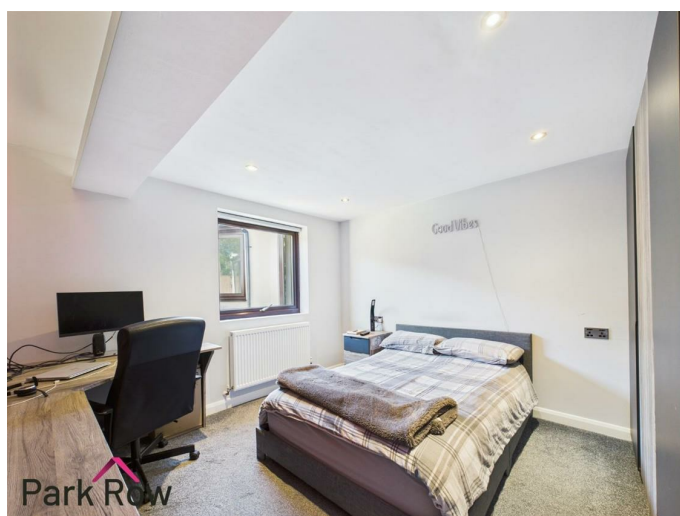
Internal door which leads into storage cupboard, spotlights to the ceiling and has oak internal doors to each rooms:

BEDROOM THREE 11'5" x 11'10"



Double glazed window to the rear elevation, central heating radiator with built in wardrobes to one wall and built in drawers and desk to another.

BEDROOM FOUR 11'2" x 11'10"



Double glazed window to the rear elevation, central heating radiator with built in wardrobes to one wall and built in drawers and desk to another.



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BEDROOM FIVE
12'4" x 10'4"



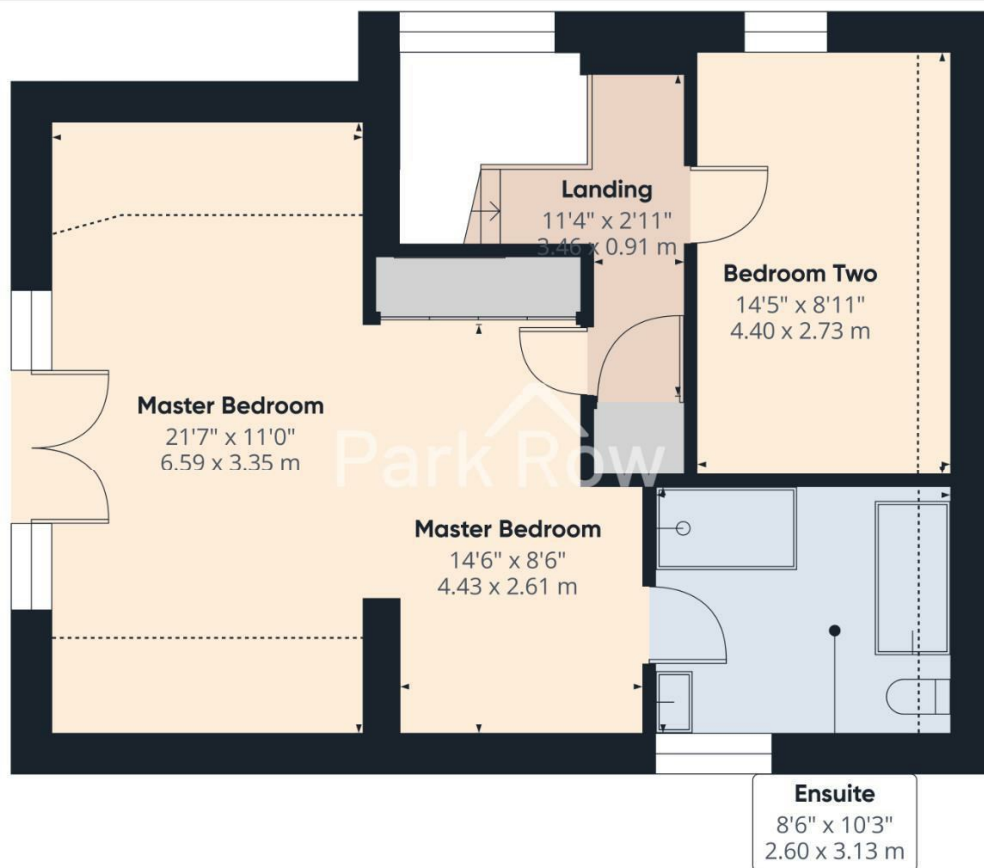
Two double glazed windows to the front elevation and has a central heating radiator.

OFFICE/BEDROOM SIX
8'9" x 10'4"



A double glazed window to the front elevation and has a central heating radiator.





Floor 1

Park Row

Approximate total area⁽¹⁾

641 ft²
59.5 m²

Reduced headroom

100 ft²
9.3 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



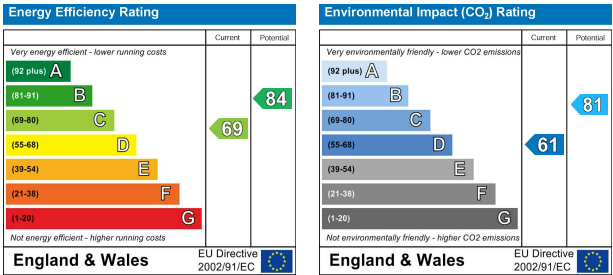
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