

Park Row



The Nook, South Milford, Leeds, LS25 5BG

£350,000



****DETACHED HOME**THREE BEDROOMS**GARAGE**PARKING**ENCLOSED REAR GARDEN**CONSERVATORY**DOWNSTAIRS W/C**SOUGHT AFTER VILLAGE LOCATION****

Welcome to The Nook, a charming detached house located in the desirable village of South Milford, Leeds. This delightful property boasts a generous 1,233 square feet of living space, making it an ideal family home.

As you enter, you are greeted by a spacious lounge that features original wooden beams, adding character and warmth to the space. This inviting lounge seamlessly flows into a lovely conservatory, where you can enjoy views of the enclosed rear garden, perfect for relaxing or entertaining. The conservatory's doors open directly to the garden, creating a wonderful connection between indoor and outdoor living.

The property comprises three well-proportioned bedrooms, providing ample space for family or guests. A conveniently located downstairs w/c adds to the practicality of the home.

Outside, you will find a detached garage along with off-street parking, ensuring that parking is never a concern. The enclosed rear garden offers a retreat, ideal for enjoying sunny days or hosting gatherings.

The Nook is situated in a sought-after area, known for its community spirit and local amenities. This property presents a fantastic opportunity for those seeking a comfortable and stylish home in a tranquil setting. Do not miss the chance to make this delightful house your new home.

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 wood effect uPVC door with two double glazed glass panels within which leads into;

ENTRANCE HALLWAY

13'3" x 3'2" (4.05 x 0.97)



Stairs which lead up to the first floor accommodation, central heating radiator, door which leads into an under-stairs cupboard and further internal doors which lead into;

DOWNSTAIRS W/C

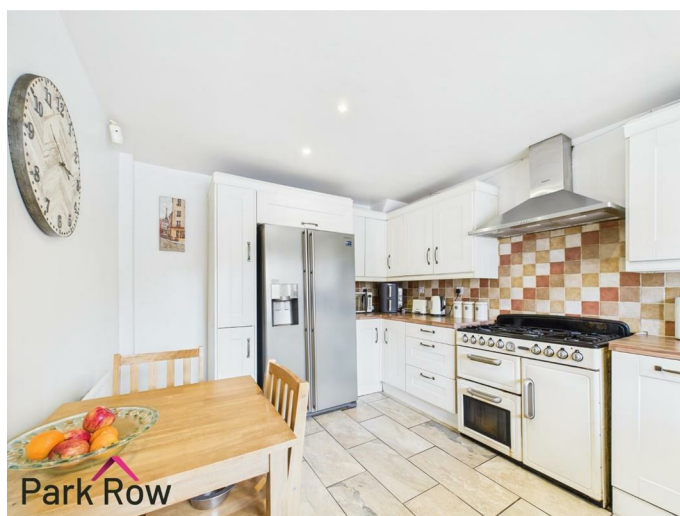
5'6" x 4'1" (1.68 x 1.25)



An obscure double glazed window to the front elevation and includes: close coupled w/c, pedestal hand basin with chrome taps over, central heating radiator and houses the boiler.

KITCHEN/DINING

13'4" x 9'10" (4.07 x 3.02)



Double glazed bay-window to the front elevation, white wooden shaker-style wall and base units, square-edge laminate worktops, space for a freestanding cooker with a built in extractor fan over, tiled splashback, space for a freestanding double fridge/freezer, space and plumbing for a washing machine and a dishwasher, tiled flooring, LED spotlights to the ceiling, white drainer sink with chrome taps over, and a central heating radiator.



LOUNGE

16'10" x 12'0" (5.15 x 3.68)



Double glazed window to the rear elevation, fireplace set within a brick built wall with a tiled hearth, central heating radiator, wooden beams to the ceiling and a wooden double door with glazed panels within which leads into;



CONSERVATORY

8'5" x 8'10" (2.58 x 2.71)



A dwarf wall with double glazed windows above to all three

sides, polycarbonate roof and a double glazed door which leads out to the rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

7'4" x 3'1" (2.25 x 0.95)

Loft access, an internal door which leads into a storage cupboard and further internal doors which lead into;

BEDROOM ONE

15'7" x 10'0" (4.77 x 3.06)



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

BEDROOM TWO

12'3" x 9'10" (3.75 x 3.01)



Double glazed bay-window to the front elevation and a central heating radiator.

BEDROOM THREE

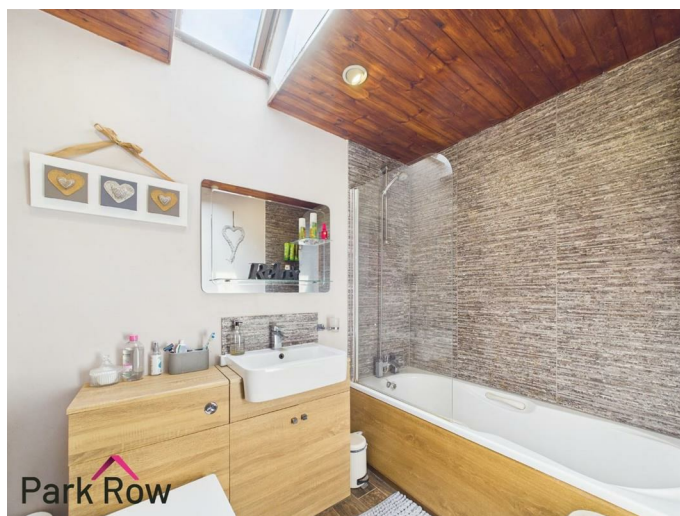
12'0" x 7'8" (3.67 x 2.34)



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

FAMILY BATHROOM

15'5" x 7'6" (4.70 x 2.31)



A double glazed Velux window and includes a white suite comprising; a close coupled w/c plus a hand basin with chrome taps over set within the same wooden unit with storage, panel bath with chrome taps over plus a mains shower with a glass shower screen, chrome towel radiator, fully tiled around the bath and spotlights to the ceiling.

EXTERIOR

FRONT



To the front of the property there is a paved pathway which leads to the entrance door and to a wooden pedestrian gate which leads to the rear garden, concrete driveway which leads to the garage, brick built dwarf wall to the front, borders filled with mature bushes and shrubs plus the rest is mainly laid to lawn.

REAR



Accessed via the pedestrian gate at the front of the property or through the door in the conservatory where you will step out onto; a paved area with space for seating, steps up to a further paved area, perimeter brick built dwarf wall with hedging above, perimeter brick built wall to the right hand side, perimeter wooden fence to the left hand side, a wooden pedestrian gate which leads to the garage and the rest is mainly lawn.



GARAGE



Accessed via the gate in the rear garden or from the driveway at the front and includes; a white up and over door plus there is space for storage.

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.

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.

MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains/Metered

Broadband: Fibre (FTTP)

Mobile: 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.

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.

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.

TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: C

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.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 5.30pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 1.00pm

Sunday - CLOSED

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

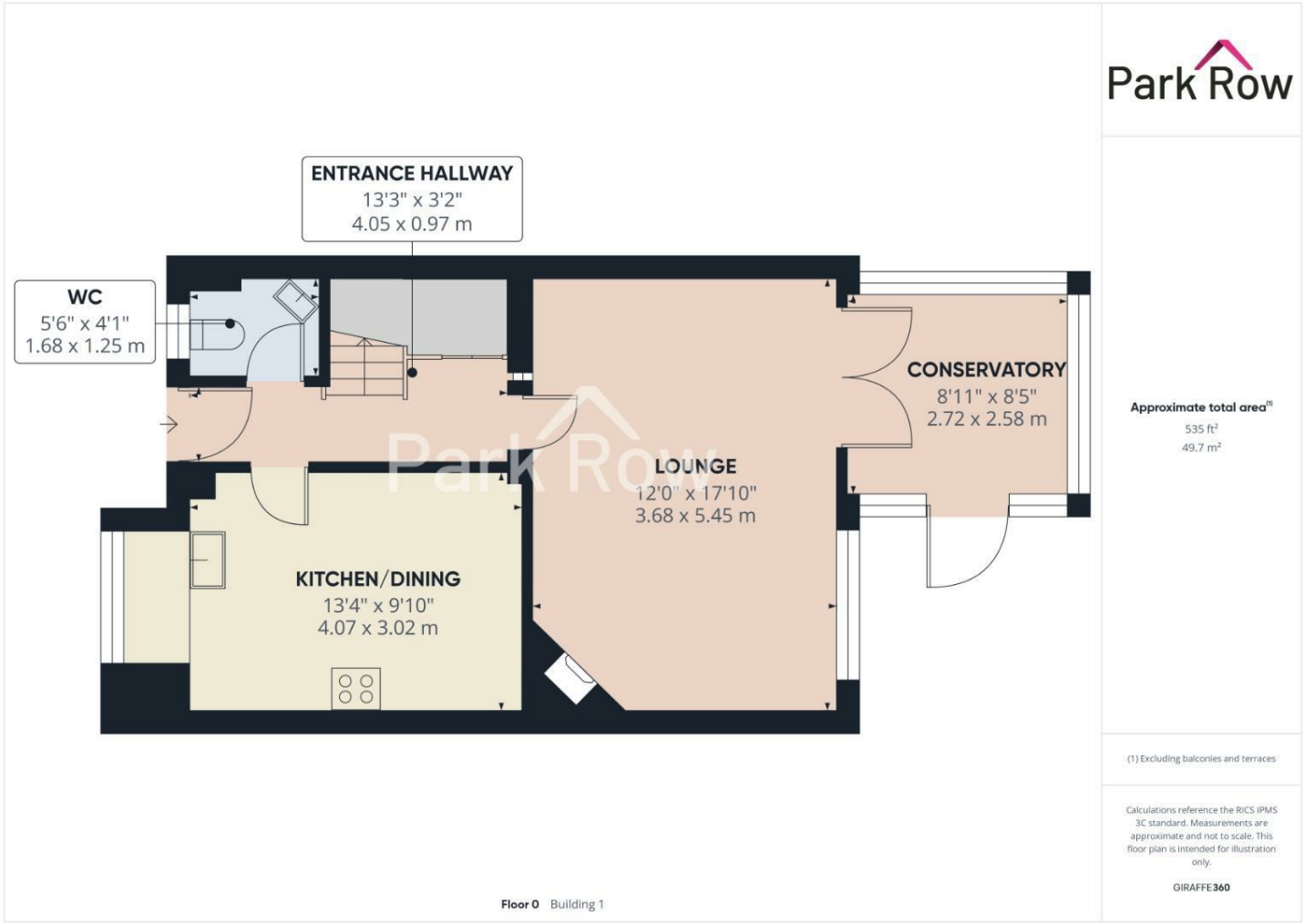
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480



FAMILY BATHROOM

5'6" x 7'7"
1.70 x 2.31 m

LANDING

7'4" x 3'1"
2.25 x 0.96 m


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BEDROOM THREE

12'0" x 7'7"
3.67 x 2.34 m

BEDROOM TWO

12'3" x 9'10"
3.75 x 3.01 m

BEDROOM ONE

15'7" x 10'0"
4.77 x 3.06 m

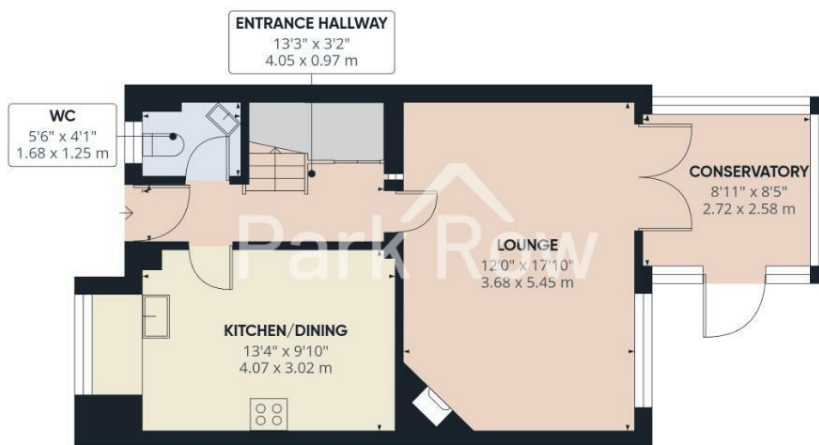
Approximate total area[®]
424 ft²
39.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 1 Building 1



Floor 0 Building 1



Floor 1 Building 1

Park Row

Approximate total area⁽¹⁾

959 ft²

89.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS (PMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

GARAGE
17'1" x 15'11"
5.22 x 4.86 m

Approximate total area⁽¹⁾
274 ft²
25.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
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