

# Park Row

The proactive estate agent



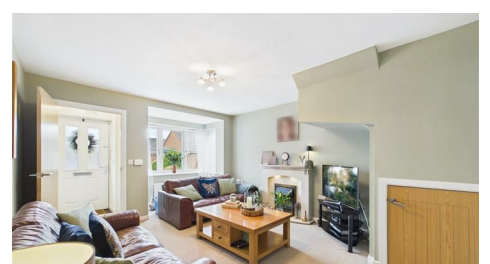
## Fryston View, South Milford, Leeds, LS25 5FD

£325,000



**\*\*DETACHED HOME\*\*THREE BEDROOMS\*\*IN SOUGHT AFTER LOCATION OF SOUTH MILFORD\*\*DOWNSTAIRS W/C\*\*ENSUITE\*\*ENCLOSED REAR GARDEN\*\*GARAGE\*\*OFF STREET PARKING\*\*PERFECT FOR FAMILIES\*\*BACKS ONTO FIELDS\*\***

**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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## INTRODUCTION

Welcome to this charming three-bedroom detached house located in the desirable area of Fryston View, South Milford, Leeds. Spanning an impressive 1,037 square feet, this property is perfect for families seeking a comfortable and spacious home.

Upon entering, you will find an inviting reception room that provides ample space for relaxation and entertaining. The well-designed layout includes an ensuite bathroom, ensuring privacy and convenience for the master bedroom, as well as an additional downstairs w/c for guests.

The property boasts three good-sized bedrooms, each offering a peaceful retreat for rest and relaxation. The enclosed rear garden is a delightful feature, providing a safe and private outdoor space for children to play or for hosting summer gatherings with family and friends.

For those with vehicles, the property includes a garage and parking space for two cars, making it a practical choice for busy families.

Situated in a friendly neighborhood, this home is not only a wonderful place to live but also offers easy access to local amenities and transport links. This delightful detached house truly embodies the essence of family living, making it an ideal choice for those looking to settle in a welcoming community. Don't miss the opportunity to make this lovely property your new home.

## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a black composite door with double glazed obscure glass panels within which leads into;

### PORCH

4'1" x 3'6" (1.26 x 1.09)



Central heating radiator and a door which leads into;

## LOUNGE

12'4" x 17'8" (3.78 x 5.40)



Double glazed bay-window to the front elevation, two central heating radiators, fire set within a quartz fireplace with LED lighting, cupboard with space for storage and a door which leads into;



## HALLWAY

4'5" x 3'1" (1.35 x 0.95)



Access to stairs up to the first floor accommodation and internal doors which leads into;

## W/C

4'8" x 3'1" (1.43 x 0.95)



Central heating radiator, close-coupled w/c, pedestal hand wash basin with chrome taps over and a tiled splash back.

## DINING ROOM/KITCHEN

21'5" x 7'8" (6.54 x 2.36)



Double glazed window to the rear elevation, a double glazed Velux-window, two central heating radiators, electrics for a wall hung TV, wooden shaker-style base and wall units, black speckled laminate worktop, one and a half stainless steel drainer sink with a white tap over, integral double oven, integral fridge freezer, under-cupboard lighting, four ring gas cooker with a built-in extractor fan over and double glazed double doors which lead out to the rear garden.





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## FIRST FLOOR ACCOMMODATION

### LANDING

3'1" x 8'9" (0.94 x 2.69)

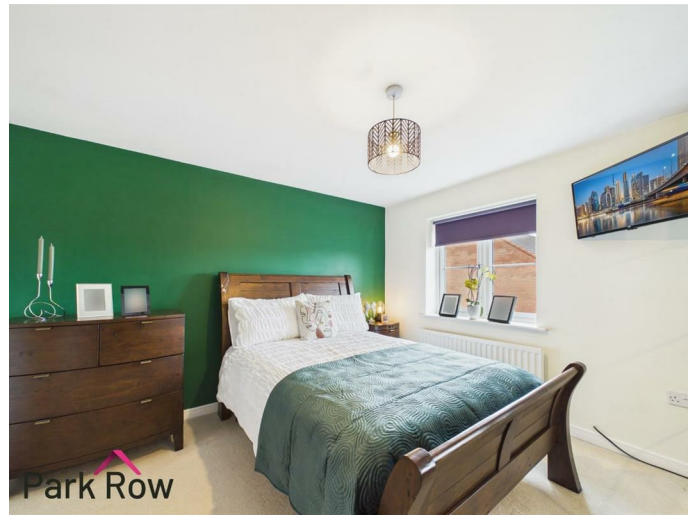


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Central heating radiator, cupboard with space for storage, loft hatch access and internal doors which lead into;

## BEDROOM ONE

11'6" x 11'7" (3.51 x 3.55)



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Double glazed window to the front elevation, central heating radiator and a door which leads into;



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## EN-SUITE

6'6" x 4'5" (2.0 x 1.37)



Double glazed obscure window to the rear elevation and includes; central heating radiator, close-coupled w/c, pedestal hand wash basin with a chrome tap over, tiled splash back, fully tiled mains shower with a glass shower screen and decorative tile flooring.

## BEDROOM TWO

12'3" x 8'4" (3.75 x 2.55)



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

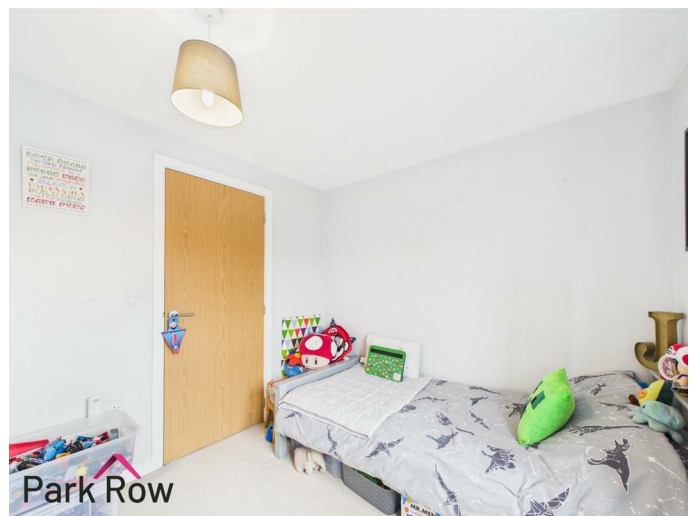


## BEDROOM THREE

9'7" x 8'5" (2.94 x 2.57)



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



## BATHROOM

7'1" x 5'7" (2.16 x 1.72)



Includes; a central heating radiator, close-coupled w/c, pedestal hand wash basin with a chrome tap over, tiled splash back, fully tiled panel bath with a mains shower over and a glass shower screen and decorative tile flooring.

## EXTERIOR

### FRONT



A tarmac driveway with space for parking, a concrete area, access into the garage and access into the entrance door.



### REAR



Accessed via the double doors in the dinning room/kitchen or through the gate at the side of the property where you will step out onto; paved area with space for seating, decorative stone border, a wooden decked area with more space for seating, various mature bushes and the rest is mainly lawn.



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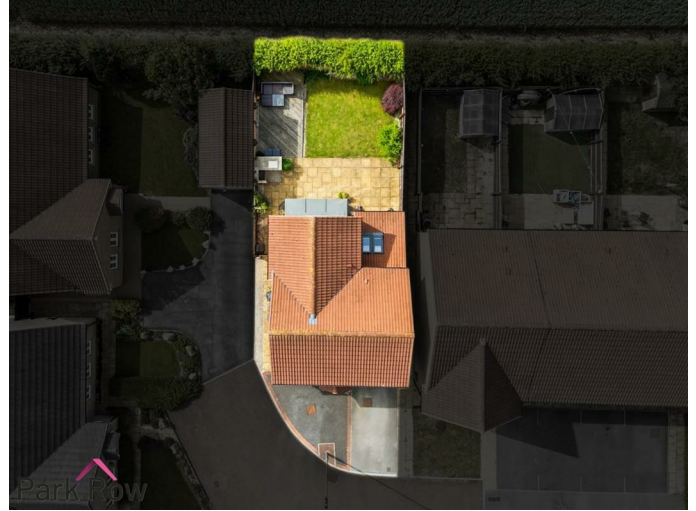


## **GARAGE**

**8'11" x 16'6" (2.72 x 5.05)**

Accessed via the driveway at the front of the property through a black up-and-over door and includes; power, lighting and space for storage.

## **AERIAL**



## **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.

## **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.

## **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



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'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

Mon - Fri 9.00am to 5.30pm  
Saturday - 9.00am to 1pm  
Sunday - CLOSED

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

SHERBURN IN ELMET - 01977 681122  
SELBY - 01757 241124  
GOOLE - 01405 761199  
PONTEFRACT & CASTLEFORD - 01977 791133

## TENURE AND COUNCIL TAX

Tenure: Freehold  
Local Authority: North Yorkshire Council  
Tax Banding: D

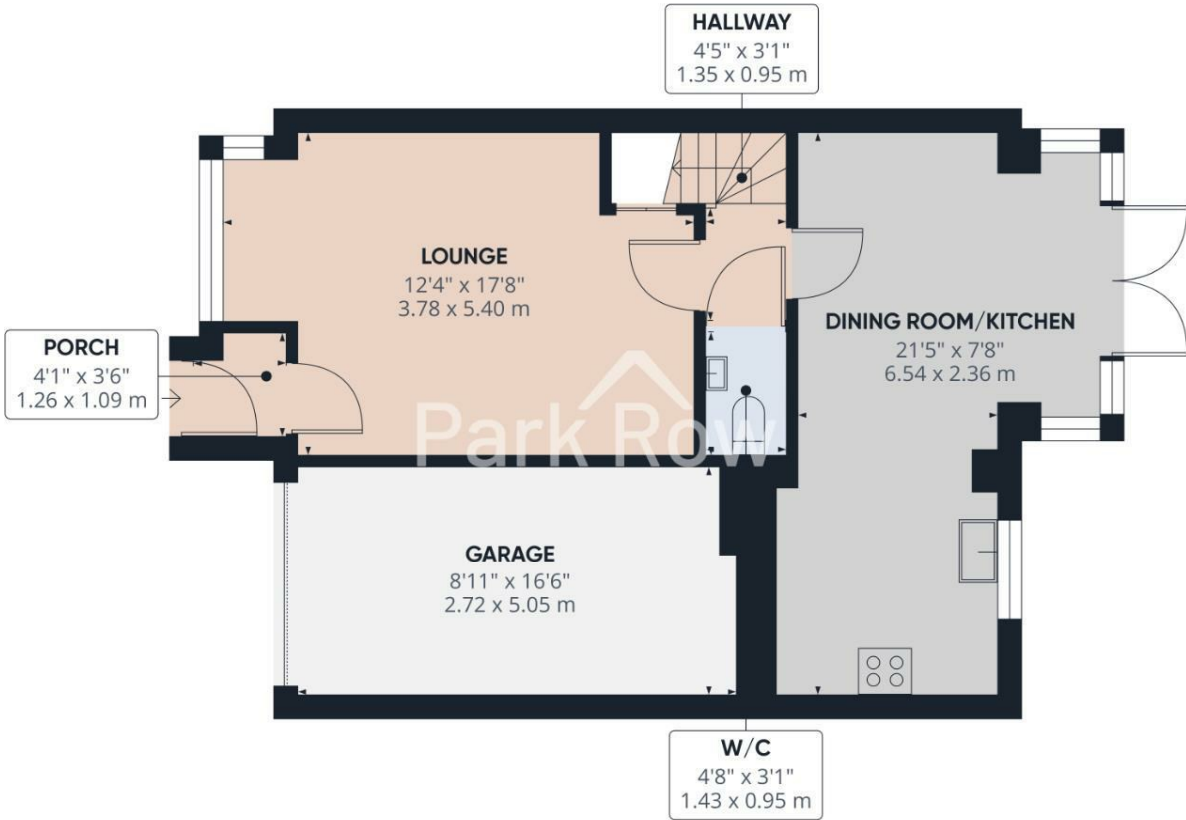
Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## 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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Approximate total area<sup>(1)</sup>  
614 ft<sup>2</sup>  
57.1 m<sup>2</sup>

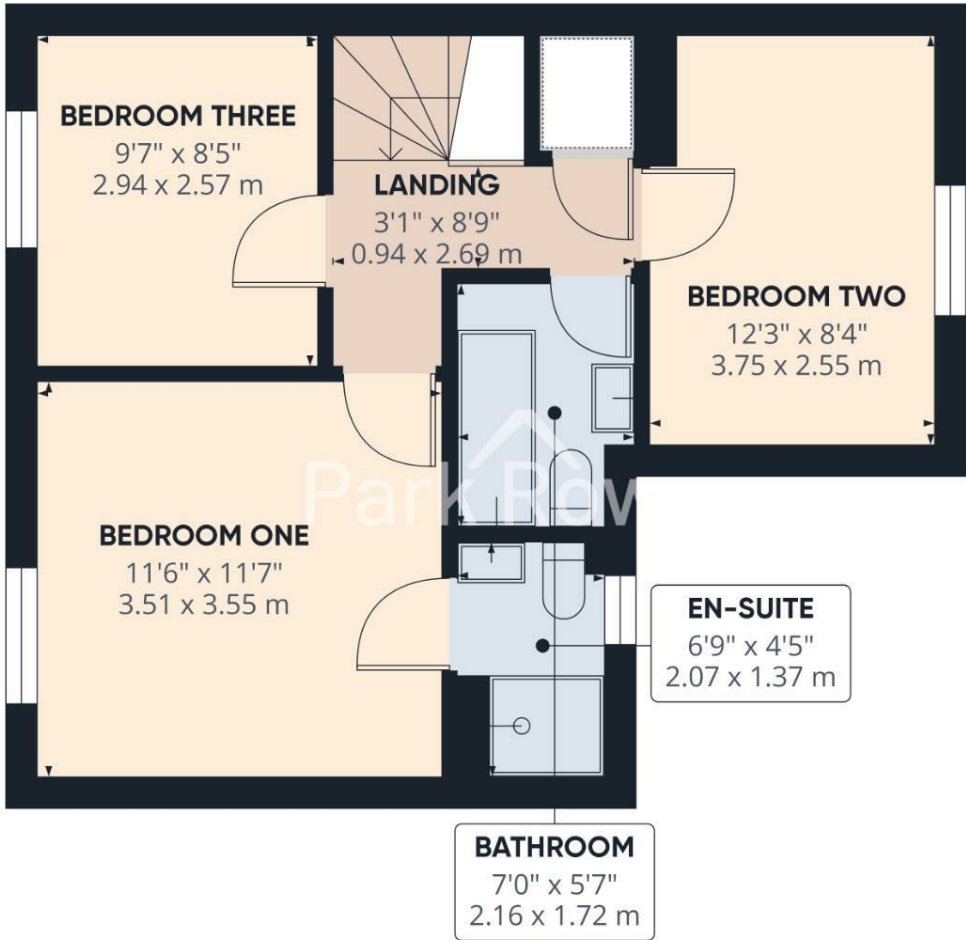
(1) Excluding balconies and terraces

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

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Floor 0



Approximate total area<sup>(1)</sup>  
423 ft<sup>2</sup>  
39.3 m<sup>2</sup>

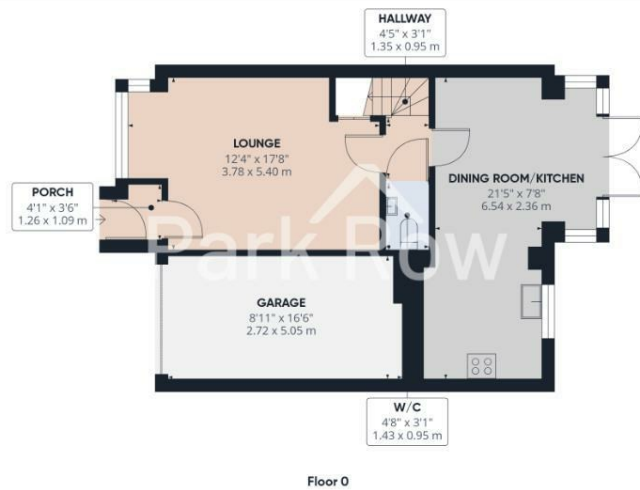
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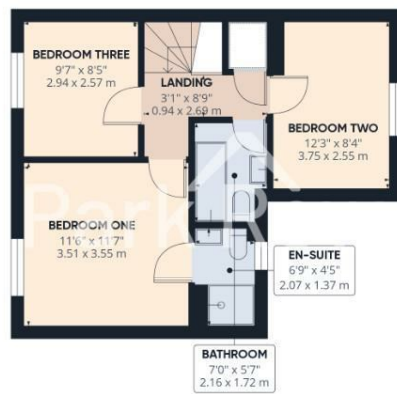
Floor 1





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Approximate total area<sup>(1)</sup>  
1037 ft<sup>2</sup>  
96.4 m<sup>2</sup>



(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.

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
100-109 kWh/m <sup>2</sup> /year Very energy efficient - lower running costs	A			100-109 g/m <sup>2</sup> /year Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
81-100 kWh/m <sup>2</sup> /year	B			109-149 g/m <sup>2</sup> /year	B		
61-80 kWh/m <sup>2</sup> /year	C			150-179 g/m <sup>2</sup> /year	C		
41-60 kWh/m <sup>2</sup> /year	D			180-219 g/m <sup>2</sup> /year	D		
21-40 kWh/m <sup>2</sup> /year	E			220-259 g/m <sup>2</sup> /year	E		
1-20 kWh/m <sup>2</sup> /year	F			260-299 g/m <sup>2</sup> /year	F		
	G			300-350 g/m <sup>2</sup> /year	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



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