Park Row

The proactive estate agent



High Street, South Milford, Leeds, LS25 5AA

Offers In Excess Of £210,000

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** SPACIOUS MID TERRACE ** THREE BEDROOMS ** THREE BATHROOMS ** ** KITCHEN/DINER ** BASEMENT/CELLAR ** OFF STREET PARKING ** HIGH CEILINGS ** NO ONWARD CHAIN **

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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FEDERATION OF INDEPENDENT AGENTS

INTRODUCTION

Nestled in the heart of South Milford, Leeds, this charming mid-terrace house offers a delightful blend of comfort and convenience. Spanning an impressive 1,011 square feet, the property features a well-appointed kitchen/diner, perfect for family meals and entertaining guests.

With three spacious bedrooms, this home is ideal for families or those seeking extra space. Each bedroom is designed to provide a peaceful retreat, ensuring restful nights and rejuvenating mornings. The property also boasts three bathrooms, a rare find that adds to the overall convenience and functionality of the home.
Additionally, the house includes a basement/cellar, providing ample storage space or the potential for further development, depending on your needs. The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

Situated on the bustling High Street, residents will enjoy easy access to local amenities, shops, and transport links, making this property not only a comfortable living space but also a practical choice for modern living.

This mid-terrace house is a wonderful opportunity for those looking to settle in a vibrant community while enjoying the benefits of a well-designed home. Don’t miss the chance to make this property your own.

AGENTS NOTE

Please note that some images within this brochure have been digitally enhanced using virtual staging techniques. Furniture, furnishings, and décor shown are for illustrative purposes only and may not be present in the property. The images are intended to demonstrate the potential use and layout of the space. Prospective purchasers should rely on physical inspections and not solely on the images provided.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter though a wooden entrance door with a glazed panel above which leads into:

LOUNGE

14'1" x 14'8" (4.30 x 4.49)



Double glazed window to the front elevation, central heating radiator, wall lights and an internal door which leads into:

INNER HALLWAY

2'10" x 2'7" (0.88 x 0.81)

Stairs which lead up to first floor accommodation and a internal door leads into:

KITCHEN/DINER

13'11" x 11'7" (4.25 x 3.54)



Double glazed window to the rear elevation, wall and base units in a white finish, laminate worktops with tiled splashback, integral dishwasher, four ring gas hob with extractor fan over, built in electric oven below, one and a half drainer stainless steel sink with chrome mixer tap over, spotlights to the ceiling, space and plumbing for washing machine, central heating radiator, an external wooden door which leads out to the rear and an internal door leads down to:

BASEMENT/CELLAR
4'2" x 17'11" (1.29 x 5.47)
Has a central heating radiator and has power and lighting.

FIRST FLOOR ACCOMMODATION

LANDING
Stairs which lead up to the second floor accommodation and has internal doors which lead into;

BEDROOM ONE
14'0" x 11'1" (4.27 x 3.39)



Double glazed window to the front elevation, central heating radiator and an internal door which leads into:

ENSUITE
3'7" x 5'11" (1.11 x 1.82)



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

BEDROOM TWO
8'3" x 11'8" (2.54 x 3.58)



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

FAMILY BATHROOM
5'4" x 8'8" (1.63 x 2.66)



Obscure glass double glazed window to the rear elevation and has a white suite comprising: panel bath with chrome tap over, corner shower cubicle with mains shower and curved shower screen, close coupled w/c, pedestal handbasin with chrome tap over, spotlights to the ceiling and is fully tiled to all walls.

SECOND FLOOR ACCOMMODATION

LANDING
4'7" x 3'4" (1.41 x 1.03)
Internal doors which lead into:

BEDROOM THREE
10'4" x 8'0" (3.15 x 2.46)



Double glazed window to the rear elevation, spotlights to the ceiling, central heating radiator and a door which leads into:

ENSUITE
4'7" x 3'4" (1.41 x 1.03)



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

EXTERIOR

FRONT



Access from the street footpath and entrance door.



REAR



Accessed down the side of the property or the kitchen door where you will find parking for 2 cars only.

AERIAL SHOT



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: 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

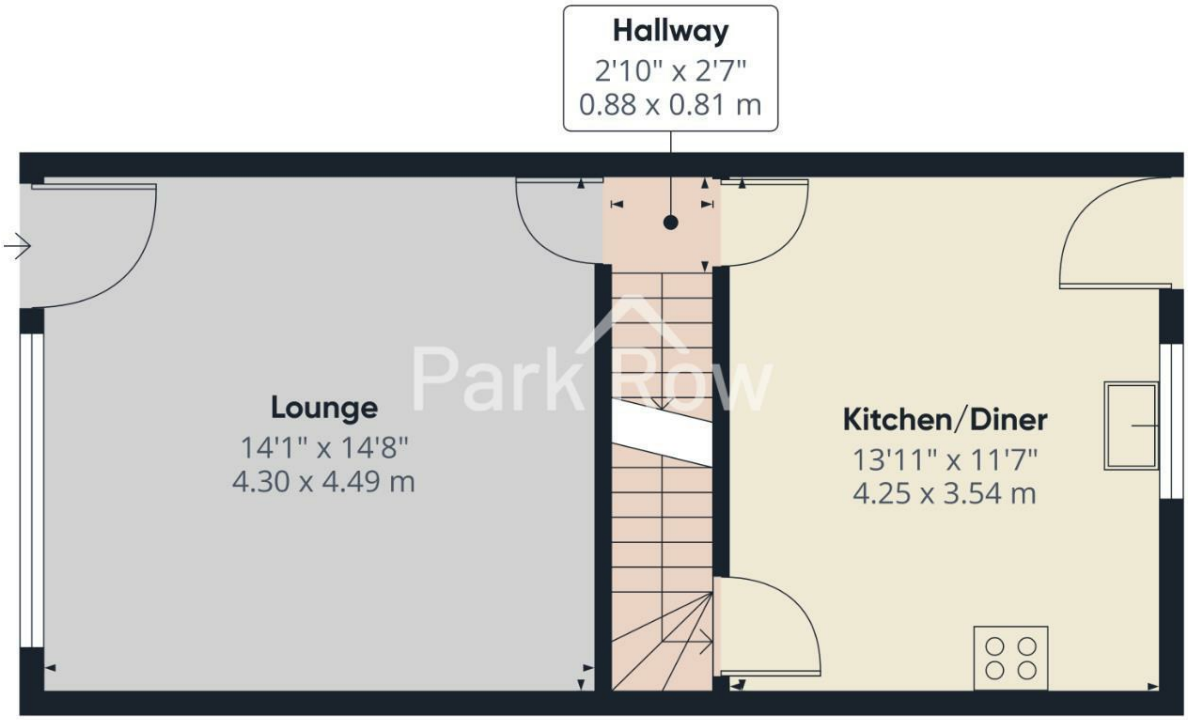
CALLS ANSWERED :
Mon, Tues, Weds, Thurs and Fri - 9.00am to 5.30pm
Saturday - 9.00am to 1.00pm
Sunday - Closed

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

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)

392 ft²

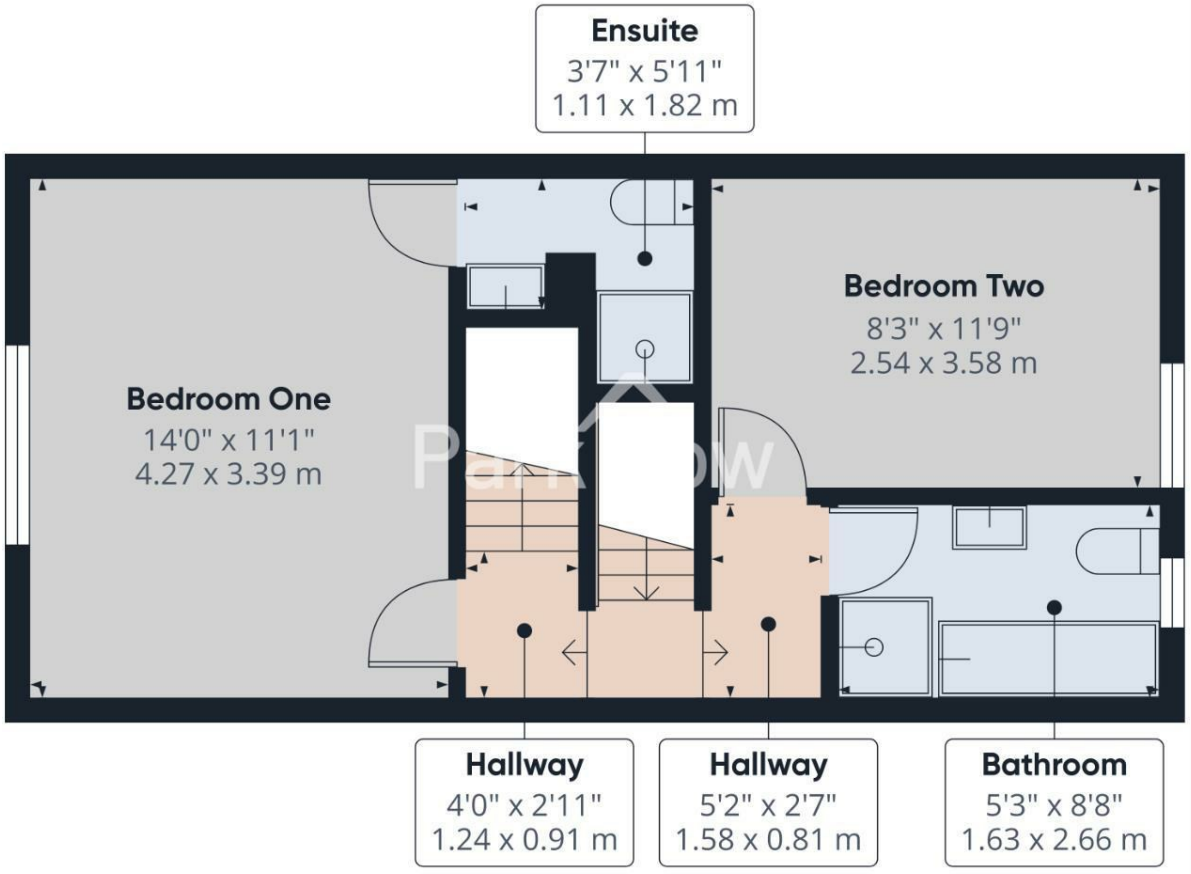
36.4 m²

(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.

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Floor 1

Park Row

Approximate total area(1)

386 ft²

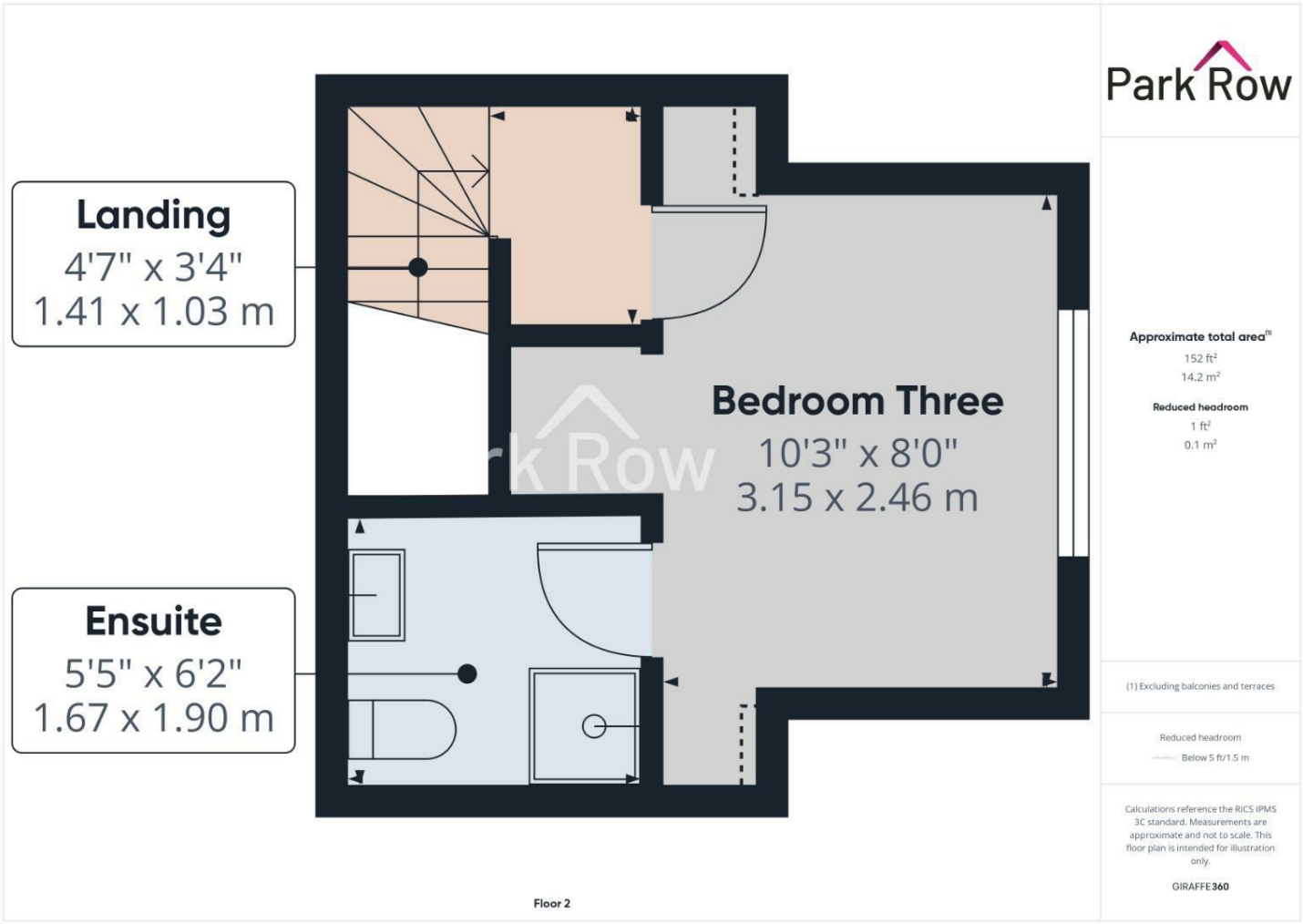
35.9 m²

(1) Excluding balconies and terraces

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Park Row



Floor -1

Approximate total area(1)

81 ft²

7.5 m²

(1) Excluding balconies and terraces

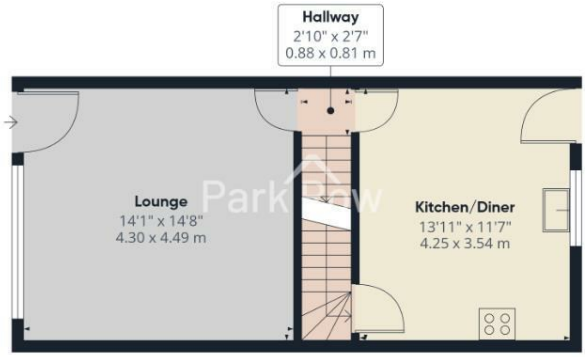
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Floor -1



Floor 0



Floor 1



Floor 2

Park Row

Approximate total area(1)

1011 ft²

94 m²

Reduced headroom

1 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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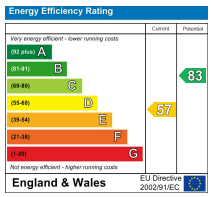


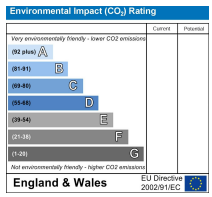




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