

# Park Rôw



**Low Street, South Milford, Leeds, LS25 5AS**

**Offers In Excess Of £375,000**



\*\* THREE BEDROOM DETACHED \*\* MODERN KITCHEN \*\* SUNROOM \*\* OFF STREET PARKING \*\*  
ENCLOSED REAR GARDEN \*\* GARDEN ROOM \*\* GARAGE with OFFICE SPACE \*\* SUBSTANTIAL PLOT -  
OPPORTUNITY TO EXTEND - STP \*\* PERFECT HOME FOR FAMILIES \*\*

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!'



## INTRODUCTION

Nestled in the charming area of South Milford, Leeds, this delightful three-bedroom detached house on Low Street offers a perfect blend of comfort and practicality, on a substantial plot with the opportunity to extend subject to planning.

Upon entering, you are welcomed into a charming reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The house features three bedrooms, ensuring ample space for rest and privacy. The bathroom is conveniently located, catering to the needs of the household.

One of the standout features of this property is the sunroom, which bathes the space in natural light and offers a serene spot to enjoy your morning coffee or unwind with a good book. Additionally, the garden room provides further versatility, making it an excellent space for hobbies or a play area for children.

For those who require extra workspace, the garage has been thoughtfully arranged to include a garden room and office space, making it an ideal solution for remote working or study. Off-road parking is also available, ensuring convenience for you and your guests.

The outdoor space is equally appealing, with a garden that offers a lovely area for outdoor activities, gardening, or simply enjoying the fresh air. This property truly encapsulates the essence of comfortable living in a desirable location.

In summary, this three-bedroom detached house on Low Street is a wonderful opportunity for anyone looking to settle in a peaceful yet accessible part of Leeds. With its ample living space, versatile rooms, and attractive outdoor areas, it is a must-see for prospective buyers.

## GROUND FLOOR ACCOMMODATION

### ENTRY

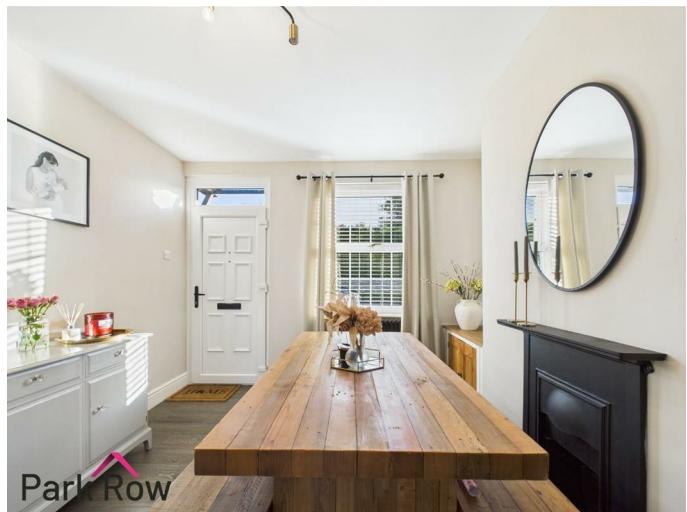
Enter through a sage green composite door which leads into;

### DINING ROOM

10'10" x 10'8" (3.31 x 3.26)



A double glazed window to the front elevation, a central heating radiator, a black fireplace with black surround, an internal door which leads to the staircase to the first floor accommodation and an internal door which leads into;



## LIVING ROOM

9'11" x 13'7" (3.03 x 4.15)



A double glazed window to the front elevation and the side elevation, a central heating radiator and a log burner set within a brick surround with a black wooden mantel.



## KITCHEN

19'3" x 7'6" (5.87 x 2.30)

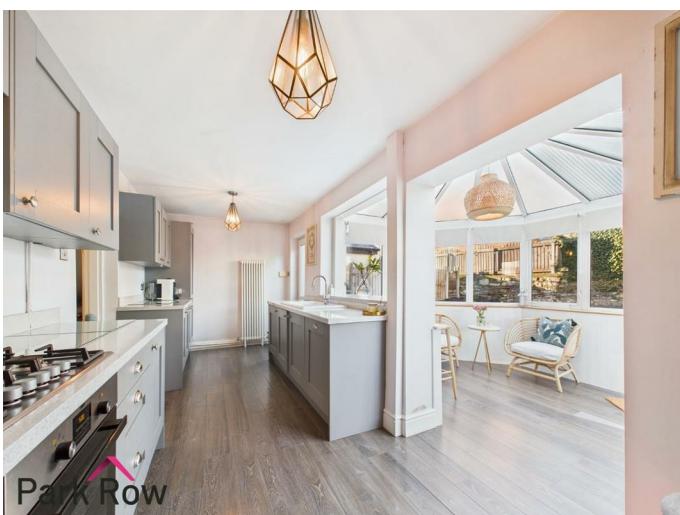


A shaker style kitchen with grey cabinetry to wall and base units, white quartz worktop and upstands, a white ceramic drainer sink with chrome mixer taps over, a built in oven with a four ring gas hob over, integrated extractor fan, integrated fridge freezer, integral washing machine, integral dishwasher, a double glazed window to the side elevation, a white uPVC door with obscure double glazed glass panel within which leads to the rear garden, a servery window in to the sunroom and an opening which leads into;





a central heating radiator, breakfast bar and double patio doors which lead out to the rear garden.



## FIRST FLOOR ACCOMMODATION

### LANDING

2'10" x 6'2" (0.87 x 1.90)

Internal wooden doors which lead into;

### BEDROOM ONE

8'5" x 13'7" (2.58 x 4.16)



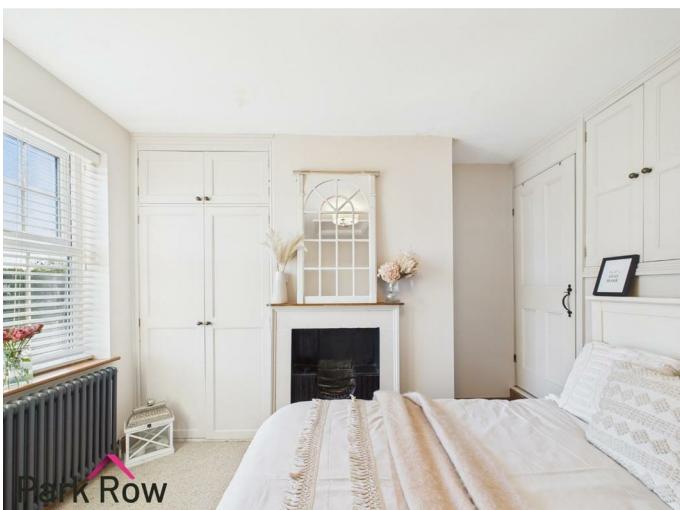
A double glazed window to the front elevation, a central heating radiator, a built in wardrobe and a cast iron fireplace set with a black surround with a wooden mantel.



A dwarf wall surrounding with double glazed windows above,



heating radiator, a built in wardrobe, a cast iron fireplace set within a white surround with a wooden mantel and internal doors which lead to storage.



### BEDROOM THREE 10'2" x 7'8" (3.11 x 2.34)



### BEDROOM TWO 9'5" x 10'6" (2.89 x 3.22)



A double glazed window to the front elevation, a central



**BATHROOM**  
9'6" x 7'6" (2.92 x 2.30)



A white suite comprising of a closed couple WC, a white ceramic sink with chrome mixer set within a grey vanity unit, a freestanding roll top claw foot bath with chrome mixer shower taps over, a standalone shower enclosure with fully tiled walls and mains mixer shower within, a white and chrome traditional towel radiator, half-tiled walls and an obscure double glazed window to the rear elevation.



## EXTERIOR

### FRONT



To the front there is a paved pathway which leads to the rear garden via a wooden gate plus an electric sage green wooden gate providing access to the side and rear garden.



## REAR



Accessed via the electric wooden sage green gate at the front of the property which leads directly to paved area providing off road parking for multiple vehicles, the patio doors from the sunroom lead out on to the lawned area and the uPVC door in the kitchen lead out on to a further paved area with space for seating.

The garden is mainly laid to lawn, with pebble borders with established trees and shrubs. The garden room and office is accessed via the garden.

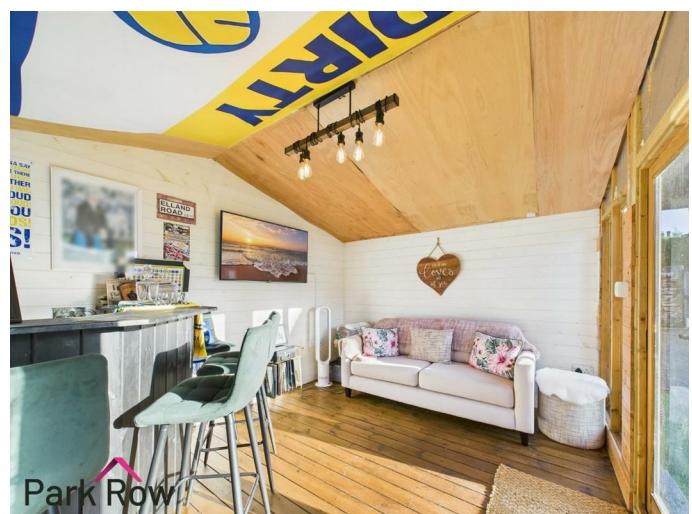




**GARDEN ROOM**  
9'4" x 13'4" (2.87 x 4.07)



Enter through double wooden doors with glass panels within and two glass panels flank either side of the double doors.



**GARAGE**  
(17'7" x 11'6") & (7'9" x 7'10") ((5.36 x 3.51) & (2.38 x 2.40))  
A double glazed window to the rear elevation and an up and over door to the side elevation.

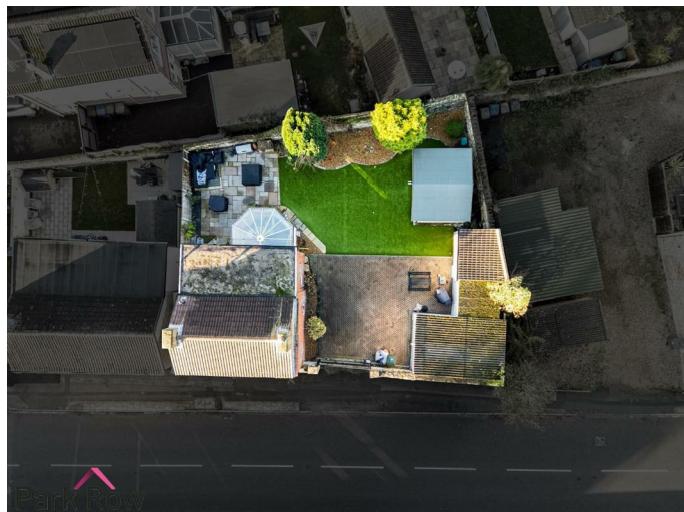
## OFFICE

6'1" x 8'10" (1.86 x 2.70)



Accessed via a white uPVC door from the garden and a double glazed window to the side elevation.

## 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.

## 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.

## 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.

## 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.

## OPENING HOURS

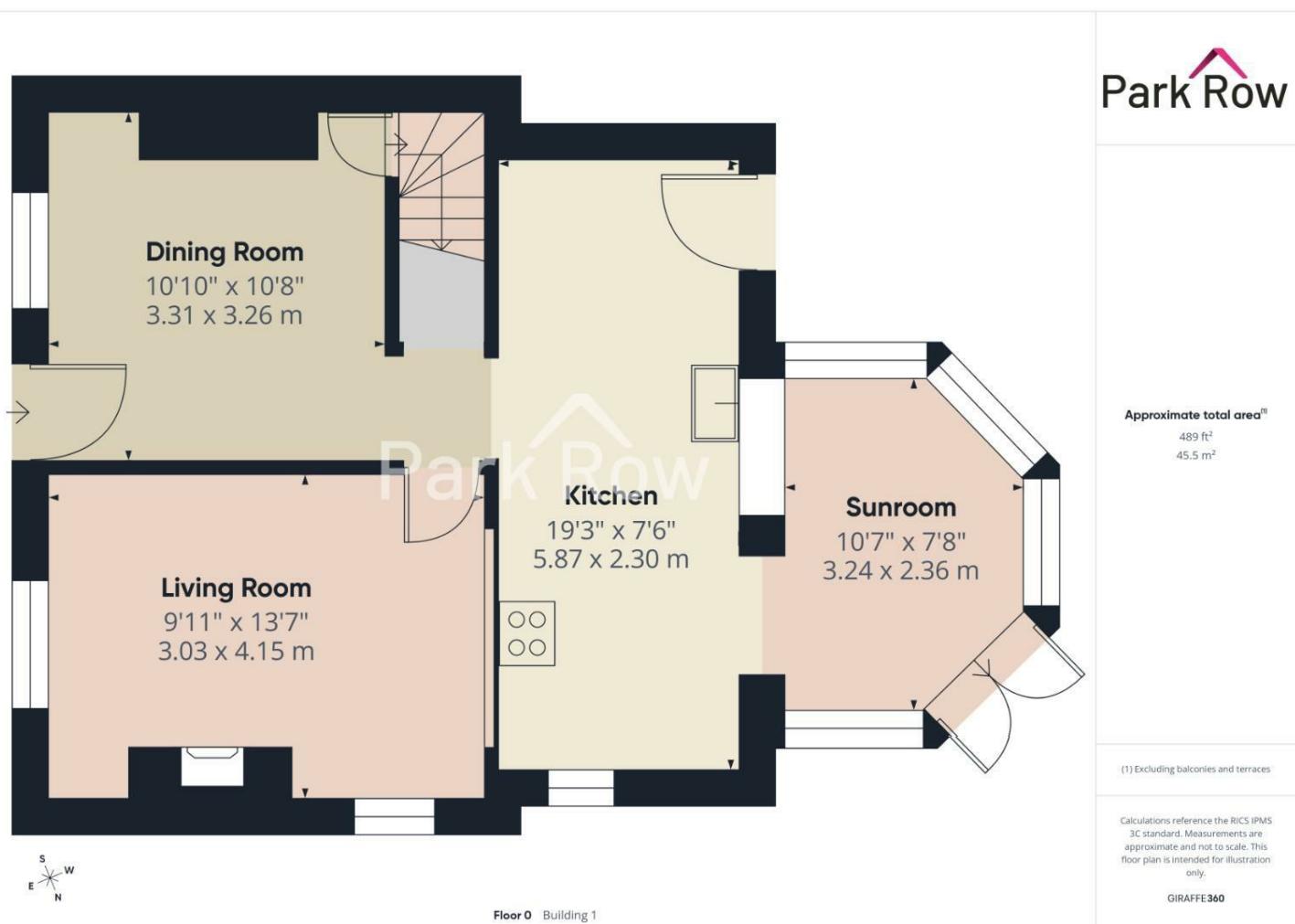
Mon - Fri 9.00am to 5.30pm

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

Park Row



**Bedroom Two**  
9'5" x 10'6"  
2.89 x 3.22 m

**Bedroom One**  
8'5" x 13'7"  
2.58 x 4.16 m

**Bedroom Three**  
10'2" x 7'7"  
3.11 x 2.34 m

**Bathroom**  
9'6" x 7'6"  
2.92 x 2.30 m

**Landing**  
2'10" x 6'3"  
0.87 x 1.90 m

Approximate total area<sup>(1)</sup>  
403 ft<sup>2</sup>  
37.5 m<sup>2</sup>

(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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Floor 1 Building 1





Park Row

**Garage**  
17'7" x 11'6"  
5.36 x 3.51 m

**Garage**  
7'9" x 7'10"  
2.38 x 2.40 m

**Office**  
6'1" x 8'10"  
1.86 x 2.70 m

Approximate total area<sup>(1)</sup>  
330 ft<sup>2</sup>  
30.7 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 Building 3



## Garden Room

9'5" x 13'4"  
2.87 x 4.07 m



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

128 ft<sup>2</sup>

11.9 m<sup>2</sup>

(1) Excluding balconies and terraces

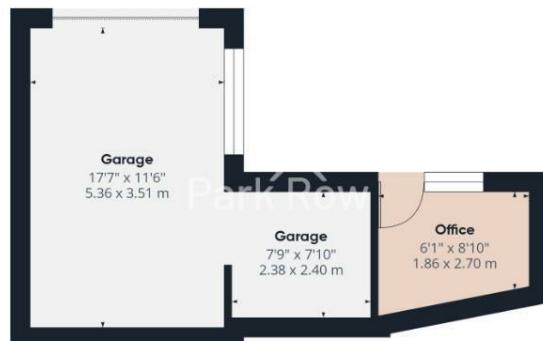
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# Park Row



Approximate total area<sup>(1)</sup>  
1350 ft<sup>2</sup>  
125.6 m<sup>2</sup>



(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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W [www.parkrow.co.uk](http://www.parkrow.co.uk)

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sherburn@parkrow.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(70-80)	C		
(59-69)	D		
(48-58)	E		
(37-47)	F		
(26-36)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(59-69)	D		
(48-58)	E		
(37-47)	F		
(26-36)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			