

# Park Row

The proactive estate agent



## High Street, South Milford, Leeds, LS25 5AQ

Offers In Excess Of £450,000



**\*\*DETACHED FAMILY HOME\*\*FOUR BEDROOMS\*\*OFFICE\*\*UTILITY ROOM\*\*DETACHED GARAGE\*\*FRONT AND REAR GARDENS\*\*OFF STREET PARKING\*\*SOUGHT AFTER VILLAGE LOCATION\*\*STONE BUILT\*\*EN-SUITE\*\*DOWNSTAIRS W/C\*\*OPEN PLAN KITCHEN/DINING/LIVING ROOM\*\***

Nestled in the charming village of South Milford, Leeds, this delightful detached family home offers a perfect blend of comfort and modern living. Spanning an impressive 1,362 square feet, the property boasts four spacious bedrooms, making it an ideal choice for families seeking room to grow.

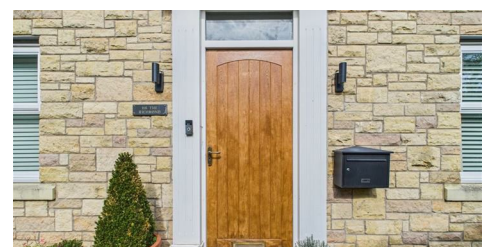
As you enter, you are welcomed into a well-presented open plan lounge, dining, and kitchen area, which creates a warm and inviting atmosphere for both relaxation and entertaining. The layout is designed to maximise space and light, ensuring a bright and airy feel throughout the home.

The property features two well-appointed bathrooms, including an en-suite to the master bedroom, providing convenience and privacy for the whole family. Additionally, a utility room and a downstairs w/c enhance the practicality of this lovely home.

Outside, the property is complemented by front and rear gardens, perfect for enjoying the outdoors or hosting summer gatherings. The detached garage and off-street parking for a couple of vehicles adds to the appeal, making this home not only stylish but also functional.

Situated in a sought-after village location, this stone-built residence offers a peaceful retreat while still being within easy reach of local amenities and transport links. This property is a wonderful opportunity for those looking to settle in a friendly community with all the comforts of modern living. Don't miss the chance to make this charming 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!**



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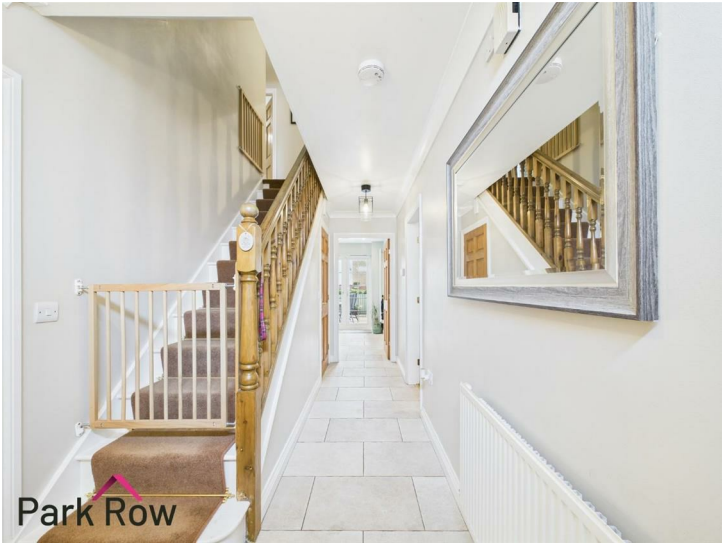


**GROUND FLOOR ACCOMMODATION**  
**ENTRANCE**



Enter through an oak door with a frosted double glazed window above and white wooden overdoor decoration surrounding which leads into;

**ENTRANCE HALLWAY**  
**15'8" x 3'6"**



Stairs which lead up to the first floor accommodation with a wooden balustrade and spindles, tiled flooring, a central heating radiator and internal doors which lead into;

**LOUNGE**  
**15'8" x 11'6"**



A double glazed window to the front elevation, a fireplace set within a black hearth and a wooden surround, a central heating radiator and an opening which leads into;



**DINING ROOM**  
11'7" x 10'2"



A double glazed double door which leads out to the rear elevation, a vertical central heating radiator and an opening which leads into;

**KITCHEN**  
15'8" x 10'1"



A double glazed window to the rear elevation, white wooden wall and base units surrounding with LED underlighting to the wall units, oak worktops, one and a half sink set within the worktop which chrome taps over, space for a freestanding cooker with a built in extractor fan over, brick-effect tiled splashback surrounding, integral dishwasher, integral fridge/freezer, tiled flooring, LED spotlights to the ceiling, a vertical central heating radiator, a double glazed double door which lead out to the rear garden and an internal oak door which leads into;





**UTILITY ROOM**  
6'0" x 5'8"



Wooden shaker-style wall and base units which match the kitchen, roll-edge laminate worktop, space and plumbing for a washing machine and a dryer, a central heating radiator, houses the boiler and a composite door with an obscure double glazed window within which leads out to the side of the property.

**DOWNSTAIRS W/C**  
6'0" x 5'6"



Includes a white suite comprising; a close coupled w/c, a pedestal hand basin with chrome taps over and brick-effect tiled splashback behind, tiled flooring, a central heating radiator and an oak door which leads into a storage cupboard.

**OFFICE**  
9'0" x 8'10"



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

**FIRST FLOOR ACCOMMODATION**

**LANDING**  
13'3" x 5'9"



Loft access and internal oak doors which lead into;

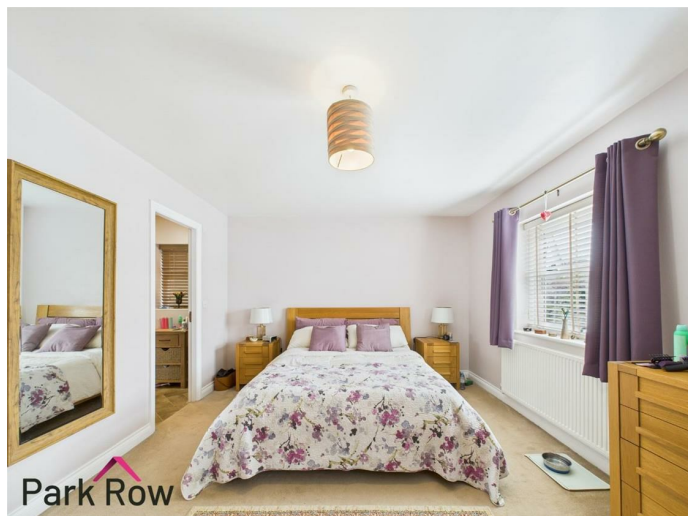


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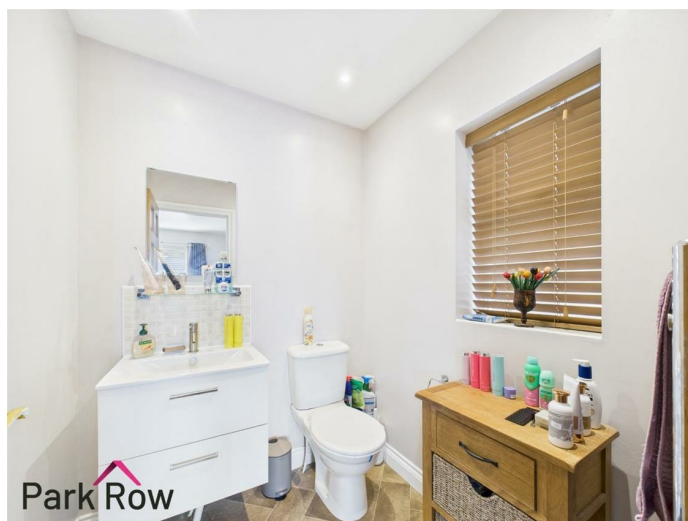
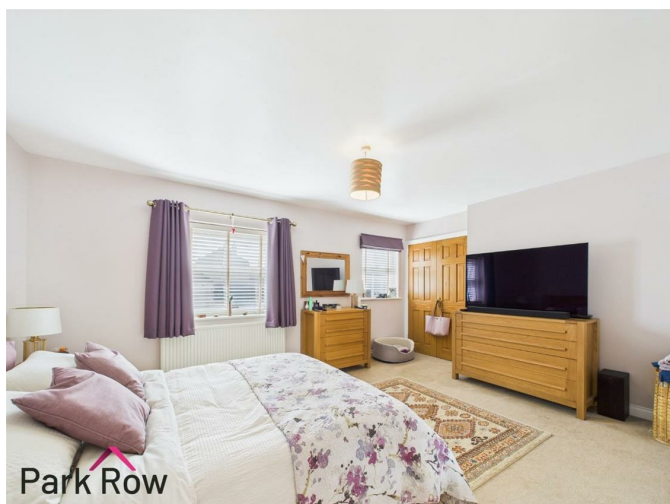
**BEDROOM ONE**  
15'0" x 11'4"



Two double glazed window to the front elevation, double oak doors which lead into wardrobe space, a central heating radiator and an oak internal door which leads into;



**EN-SUITE**  
5'6" x 5'2"



A double glazed window to the side elevation and includes a white suite comprising; a close coupled w/c, a hand basin set within a white wooden unit with space for storage plus chrome taps over, a chrome heated towel rail, LED spotlights to the ceiling and a fully tiled square shower enclosure with a mains shower plus a glass shower screen.



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**BEDROOM TWO**  
14'10" x 9'1"



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

**BEDROOM THREE**  
11'5" x 8'8"



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

**BEDROOM FOUR**  
10'11" x 8'11"



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

**FAMILY BATHROOM**  
7'8" x 6'6"



An obscure double glazed window to the rear elevation and includes a white suite comprising; a close coupled w/c, a hand basin set within a white wooden unit with space for storage plus chrome taps over, a panel bath with a showerhead attachment above and a glass shower screen, tiled around the bath and half-tiled to the remaining walls, LED spotlights to the ceiling and a white towel radiator.

**EXTERIOR**



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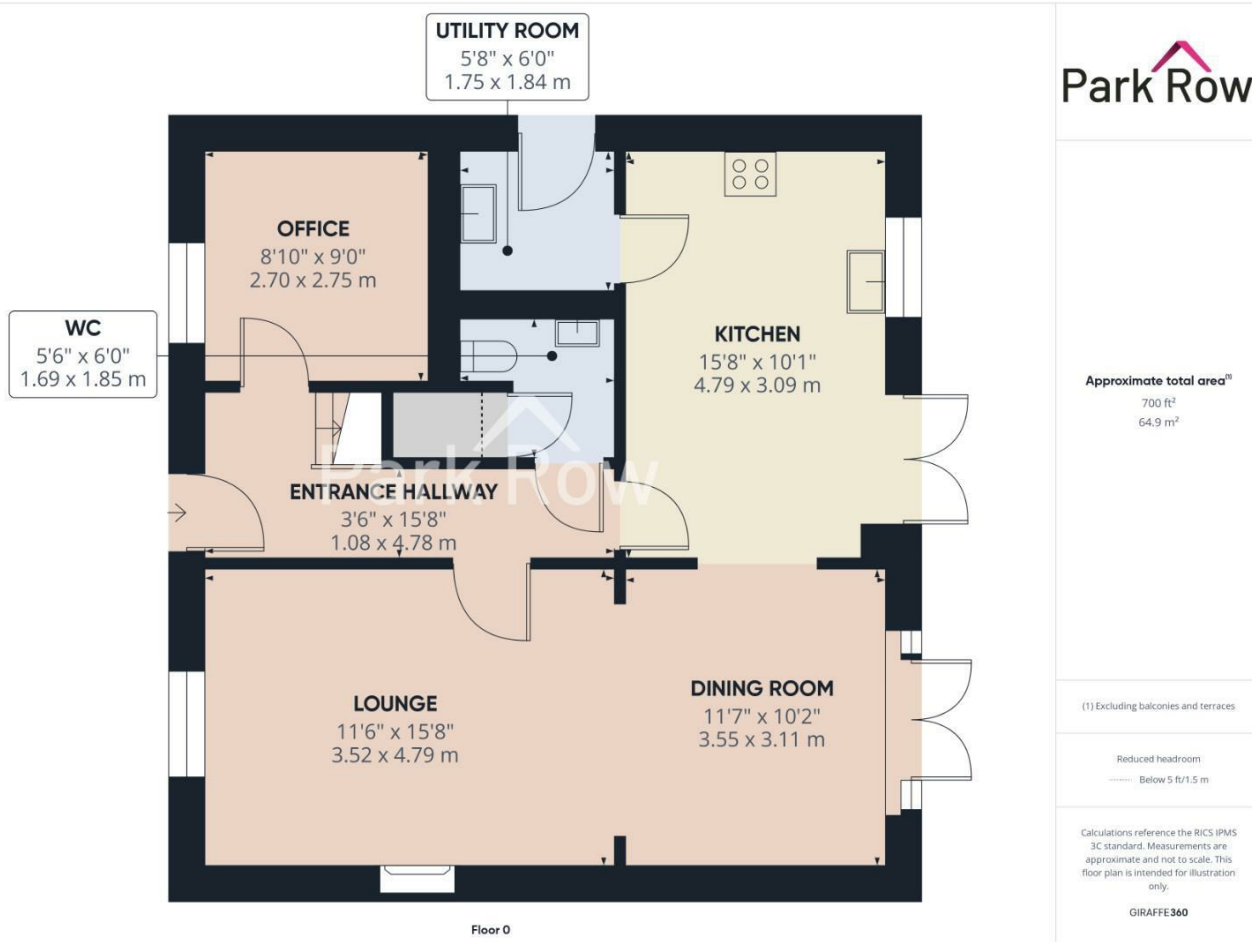


FRONT

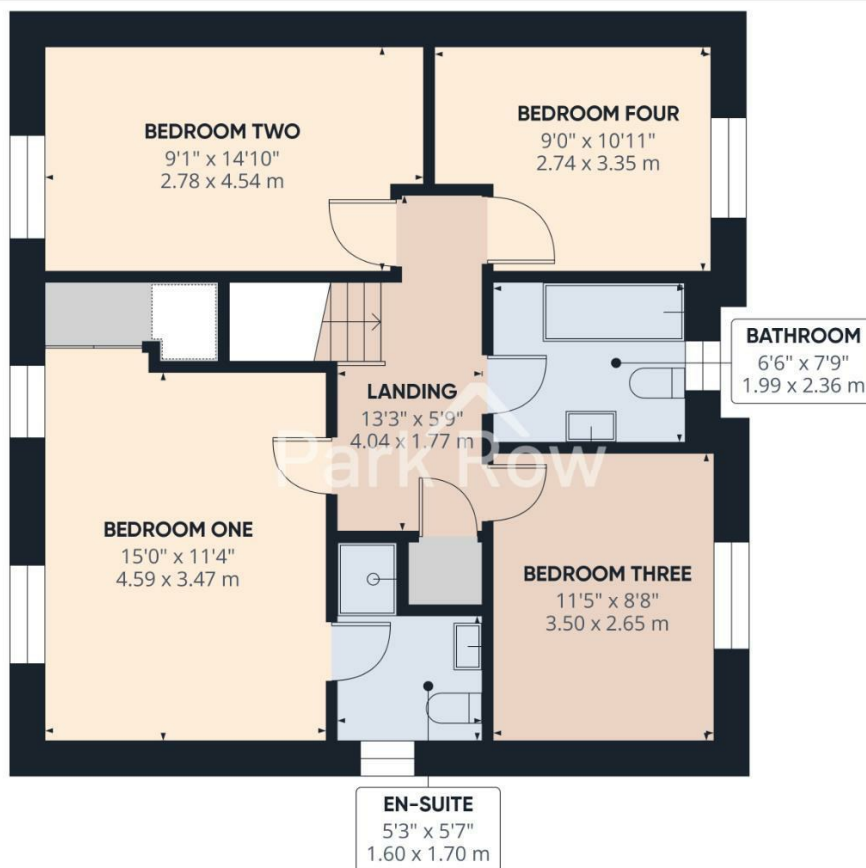


Steps up to a wooden pedestrian gate which leads into the front garden, a paved pathway which leads to the entrance door and to the wooden pedestrian gate which leading to the rear garden, perimeter stone wall to the front, mature bushes creating a feel of privacy, outdoor lighting and the rest is mainly lawn.









Floor 1

**Park Row**

Approximate total area<sup>(1)</sup>  
662 ft<sup>2</sup>  
61.5 m<sup>2</sup>

(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.

GIRAFFE 360



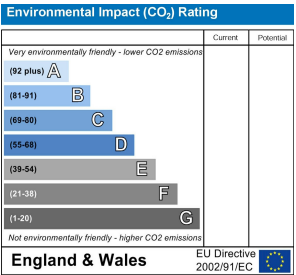
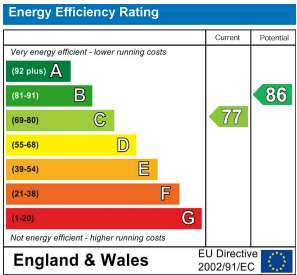
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