

# Park Row

The proactive estate agent



**Springbank Crescent, Garforth, Leeds, LS25 1DE**

**Offers In Excess Of £240,000**



**\*\*TWO BEDROOM END TERRACE\*\*MODERN KITCHEN/DINING AREA\*\*BALCONY\*\*GARAGE\*\*FAMILY BATHROOM AND WC\*\* PERFECT HOME FOR FAMILIES AND FIRST TIME BUYERS\*\***

**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!'**



MEMBER  
FEDERATION  
OF INDEPENDENT  
AGENTS

## INTRODUCTION

Nestled in the area of Springbank Crescent in Garforth, Leeds, this delightful two-bedroom end terrace townhouse offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into a spacious reception room that provides an inviting atmosphere for relaxation and entertaining guests.

The heart of the home is the well-appointed kitchen dining area, which boasts a lovely balcony, ideal for enjoying your morning coffee or evening meals while taking in the fresh air. The layout is designed to maximise space and light, making it a wonderful area for family gatherings or intimate dinners.

The property features two generously sized bedrooms, with the main bedroom benefiting from fitted wardrobes and a dual aspect, allowing for an abundance of natural light. This thoughtful design ensures that both bedrooms provide a peaceful retreat at the end of the day.

Completing this charming home is a family bathroom and a separate WC, providing convenience for both residents and guests. Additionally, the property includes a garage, offering valuable storage space or the potential for off-street parking.

This townhouse is not only a comfortable living space but also a fantastic opportunity for those looking to settle in a friendly community with easy access to local amenities and transport links. Whether you are a first-time buyer or seeking a cosy home, this property is sure to impress.

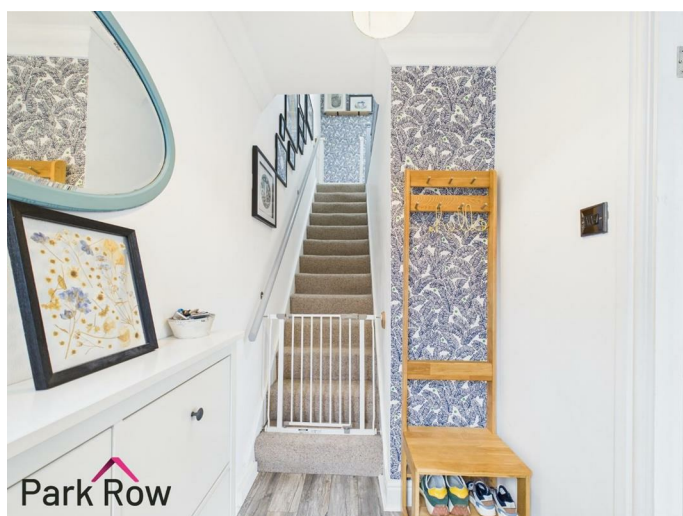
## GROUND FLOOR ACCOMMODATION

### ENTRY

Enter through a white uPVC door, with stained glass panels within plus a full length obscure glass panel to the side which leads into;

### HALLWAY

6'6" x 4'5" (2.00 x 1.37)



A staircase which leads to the first floor accommodation and an internal door which leads into;

## LIVING ROOM

15'5" x 12'6" (4.71 x 3.82)



A double glazed window to the front elevation and another to the side elevation, a decorative fireplace with a white tile hearth and wooden surround, a central heating radiator and wooden glazed internal doors which lead into;





## KITCHEN/ DINING ROOM

10'1" x 15'6" (3.08 x 4.74)



A double glazed window to the rear elevation, white gloss wall and base units surrounding, a wooden laminate worktop which extends to create a breakfast bar, a one and a half stainless steel drainer sink, with chrome mixer tap over, an integrated single oven with a four ring gas hob over, an integrated extractor fan, space for a freestanding fridge/freezer, space for a dining table, an internal door which leads to a staircase to the lower ground floor accommodation, a central heating radiator and a sliding patio doors which leads out to the balcony.



## BALCONY

4'1" x 15'10" (1.27 x 4.84)



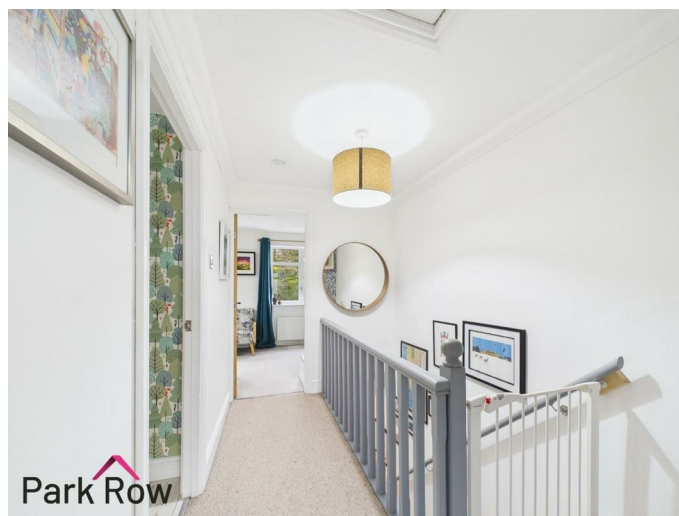
A wooden decked balcony with a wooden balustrade and space for outdoor seating.



## FIRST FLOOR ACCOMMODATION

### LANDING

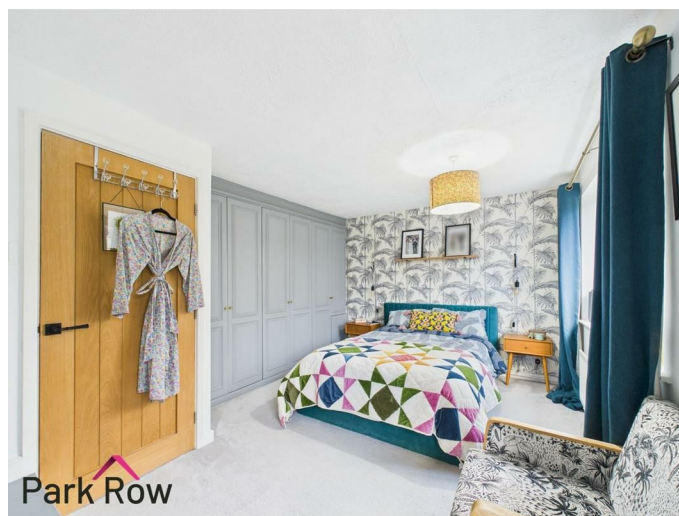
9'6" x 6'2" (2.92 x 1.89)



Access to the loft and internal doors which lead into;

### BEDROOM ONE

9'11" x 15'6" (3.03 x 4.74)



Two double glazed windows to the front elevation, two central heating radiators and grey shaker-style built in wardrobes.



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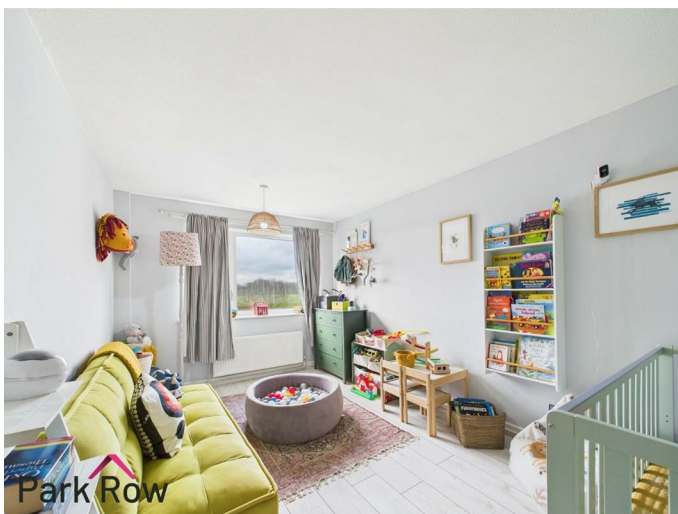
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## BEDROOM TWO

13'11" x 9'0" (4.26 x 2.76)



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

## BATHROOM

7'7" x 6'2" (2.33 x 1.90)



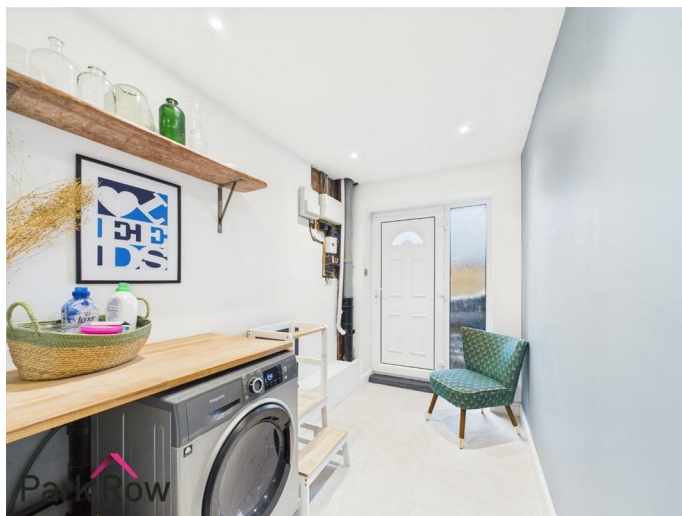
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An obscure double glazed window to the rear elevation and a white suite comprising of; a closed couple WC, a pedestal hand basin with chrome taps over, a panel bath with a shower over and a glass shower screen, fully tiled around the bath and half tiled to the remaining walls plus a cast iron radiator.

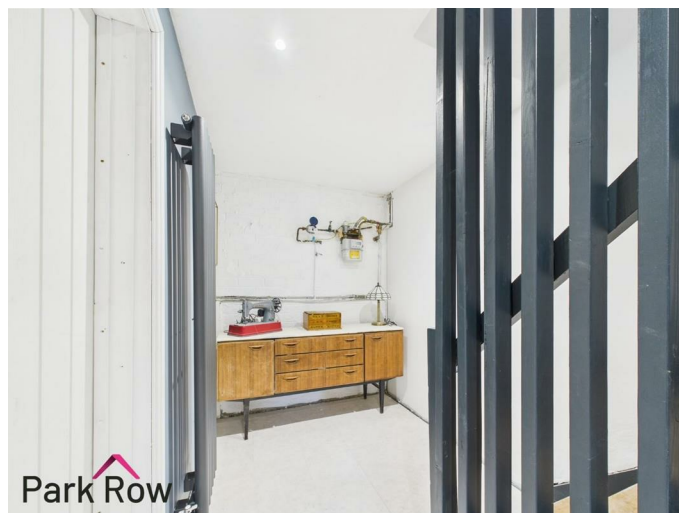
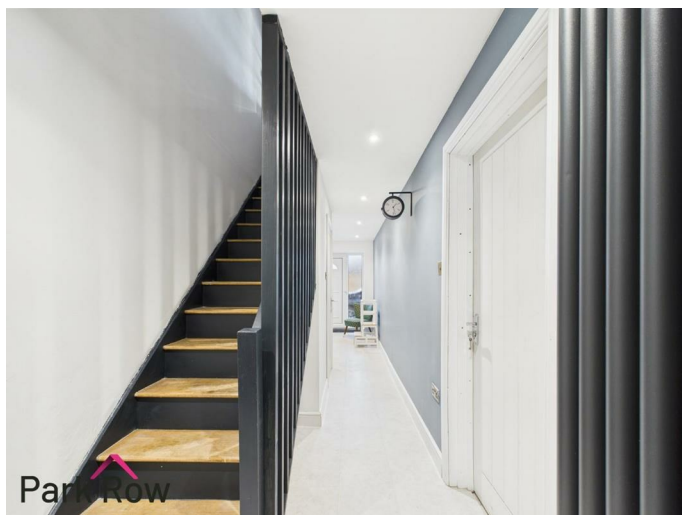
## LOWER GROUND FLOOR

## HALLWAY

25'6" x 5'11" (7.78 x 1.81)



A white uPVC door with semi circle glass panel within and a full length obscure glass panel to the side, space and plumbing for a washing machine plus internal doors which lead into the garage and into;



## WC

5'1" x 2'7" (1.56 x 0.80)



A white suite comprising of a closed couple WC and a white handbasin with chrome taps over set within a grey vanity unit.

## GARAGE

25'7" x 9'0" (7.82 x 2.75)

Accessed via the up and over door from the rear of the property or the internal door on the lower ground floor and it includes; power, lighting and it is a great space for storage.

## EXTERIOR

## FRONT



A gravel path leads to the front door, paving slabs that lead under the window, a border to the boundaries with plants and shrubs, a wooden pedestrian gate, a curved dwarf stone wall perimeter and the rest is mainly lawn.

## REAR



Space for parking and access into the garage.



## AREIAL



## 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.

GOOLE - 01405 761199  
PONTEFRACT & CASTLEFORD - 01977 791133

## TENURE AND COUNCIL TAX

Tenure: Freehold  
Local Authority: Leeds  
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.

## 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.

## 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

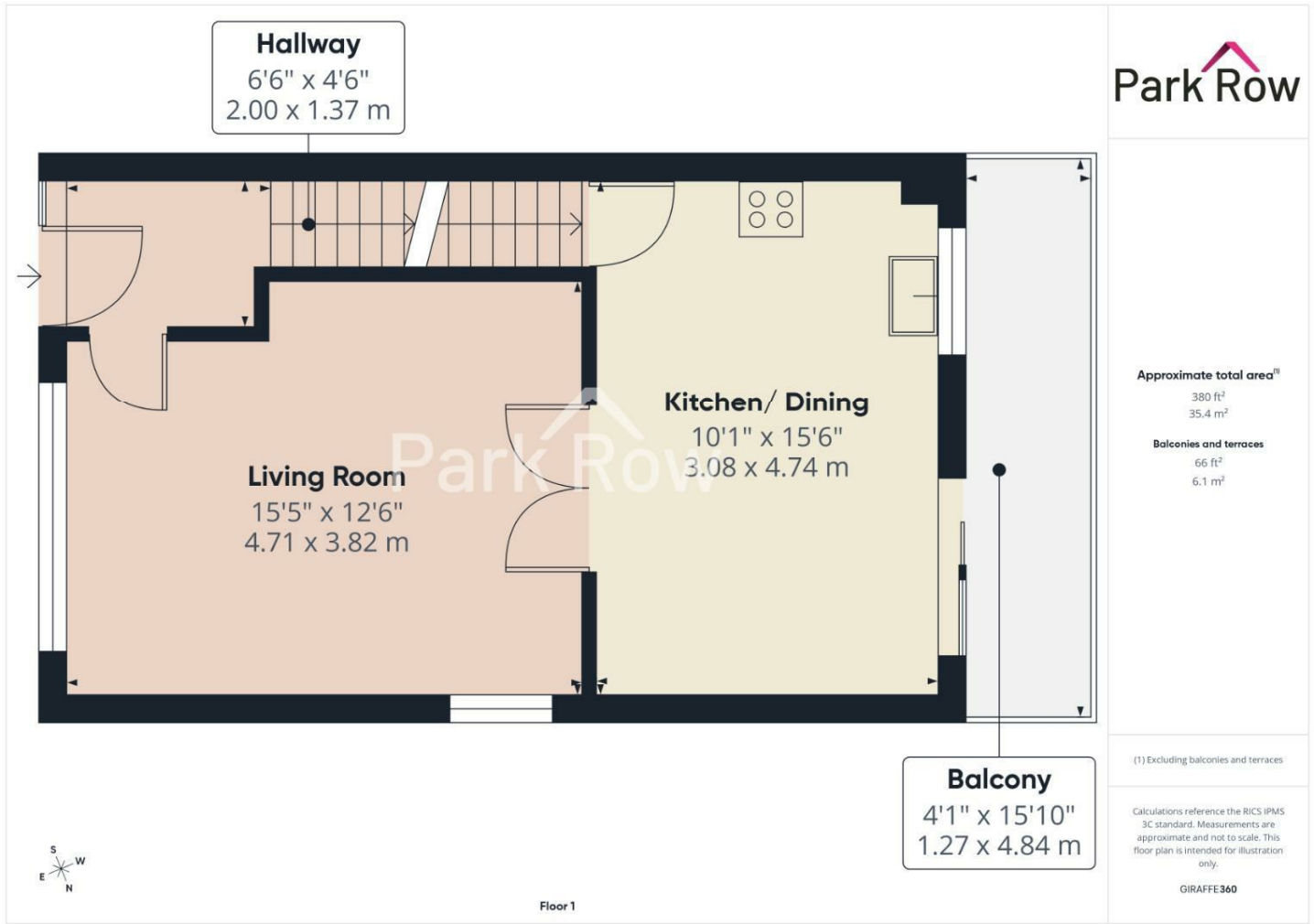
In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and 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



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