

Park Row

The proactive estate agent



Field End, Leeds, LS15 0QN

Offers In Excess Of £220,000



MID-TERRACE HOMETHREE BEDROOMS**GARAGE**OFF STREET PARKING**NO ONWARD CHAIN**ENCLOSED REAR GARDEN**ORANGERY**RECENTLY RENNOVATED**PERFECT FOR FIRST TIME BUYERS**GREAT FOR SMALL 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!



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INTRODUCTION

Nestled in the charming area of Field End, Leeds, this delightful three-bedroom mid-terrace home is an ideal choice for first-time buyers and small families alike. Recently renovated throughout, the property boasts a fresh and modern feel, making it ready for you to move in without delay.

Upon entering, you will find an inviting reception room that provide ample space for relaxation and entertaining. A great feature of the home is undoubtedly the orangery at the rear, which features double doors that open out to the enclosed rear garden, creating a seamless connection between indoor and outdoor living. This lovely garden offers a private retreat, perfect for enjoying sunny days or hosting gatherings with friends and family.

The property comprises three well-proportioned bedrooms, providing comfortable accommodation for all. The bathroom is conveniently located, ensuring ease of access for the entire household. Additionally, the home benefits from a garage and off-street parking, a valuable asset in this sought-after area.

With no onward chain, this property presents a straightforward opportunity for prospective buyers. Whether you are looking to settle down or invest in a family-friendly home, this mid-terrace house in Field End is a wonderful option that combines modern living with practicality. Don't miss the chance to make this charming residence your own.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a uPVC door with obscure double glazed panels within which leads into;

ENTRANCE HALLWAY

4'5" x 4'2"

Stairs which lead up to the first floor accommodation, a central heating radiator and an internal door which leads into;

LOUNGE

15'4" x 12'11"



A double glazed window to the front elevation, a door which leads into a storage cupboard, a central heating radiator and an open doorway which leads into;



KITCHEN/DINING ROOM

16'1" x 7'11"



A double glazed window to the rear elevation, light grey matt base units surrounding the kitchen area, roll-edge laminate worktop, four ring electric hob with a built in extractor fan over and stainless steel splashback behind, built in electric oven, one and a half stainless steel drainer sink with chrome taps over, space for a freestanding fridge/freezer, space and plumbing for a washing machine, LED spotlights, space for a dining table and chairs, a central heating radiator and a double glazed sliding door which leads into;



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ORANGERY
8'0" x 7'1"



A dwarf wall with double glazed windows above to the side and rear elevation, a solid roof with LED spotlights within it, grey decorative panelling to one wall and a double glazed sliding door which leads out to the rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

8'9" x 2'8"

Internal doors which lead into;

BEDROOM ONE

11'10" x 10'3"



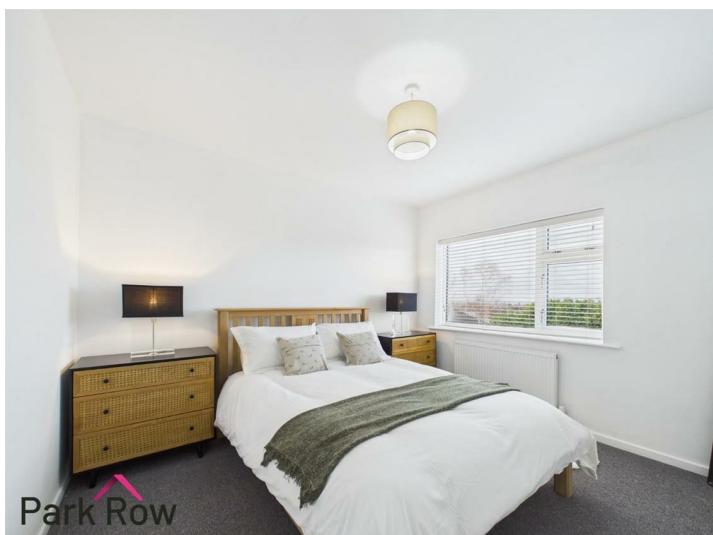
A double glazed window to the front elevation and a central heating radiator.



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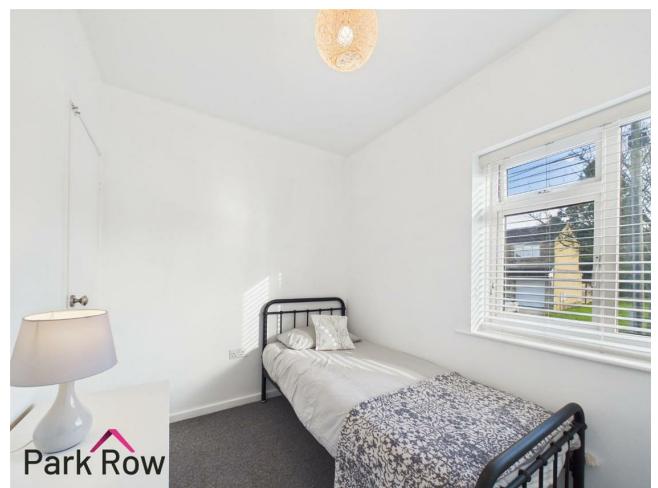


BEDROOM TWO
11'6" x 10'3"

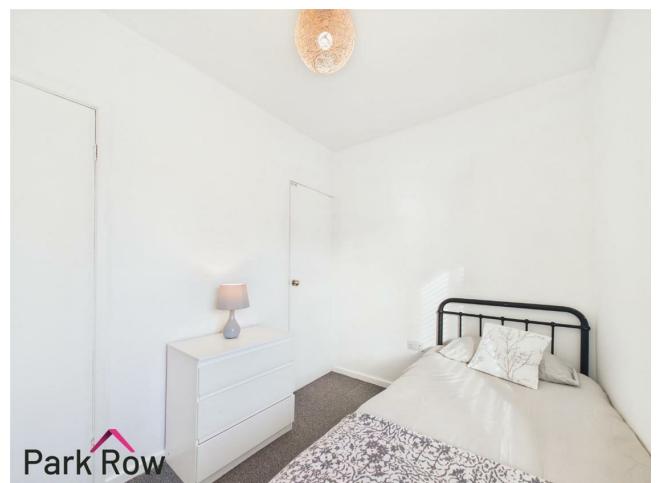


A double glazed window to the rear elevation and a central heating radiator.

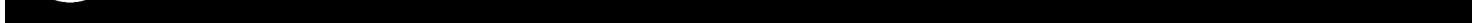
BEDROOM THREE
9'0" x 6'11"



A double glazed window to the front elevation, a central heating radiator and an internal door which leads into;

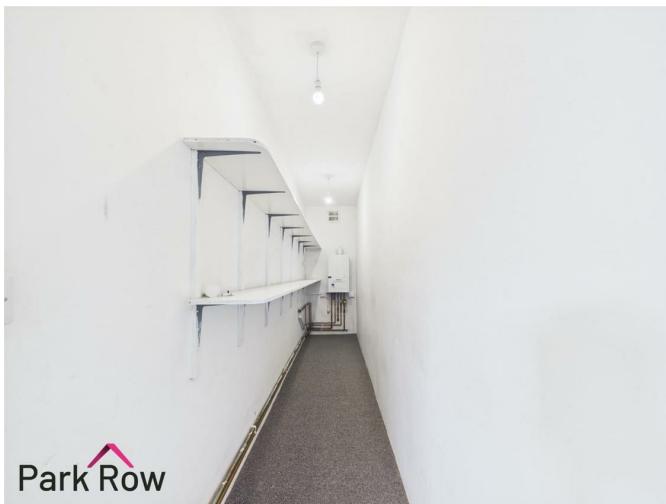


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STORAGE ROOM
16'5" x 3'2"



Loft access, houses the boiler and it is a fantastic space for storage.

MAIN BATHROOM
7'3" x 5'4"



An obscure double glazed window to the rear elevation and includes a white suite comprising of; a close coupled w/c, a pedestal hand basin with chrome taps over, a panel bath with a mains shower over and a glass shower screen, fully tiled around the bath and to the side wall, LED spotlights and a chrome heated towel rail.

EXTERIOR

FRONT



To the front of the property there is a black metal pedestrian gate which leads into the front garden, paved steps down to the entrance door, paved steps down that lead to the entrance door and to the rear garden via the walkway between the homes, a paved area, a border filled with decorative stones and mature bushes, perimeter dwarf wall to the side elevation and the rest is mainly planted shrubs/bushes/trees.

REAR



Accessed via the walkway at the front of the property or through the sliding door in the orangery where you will step out onto; a paved patio area with space for outdoor seating, a paving stone pathway which leads to a further paved patio area and further down to a space for a shed, perimeter wooden fencing to all three sides, borders filled with mature bushes and shrubs, established tree and the rest is mainly lawn.



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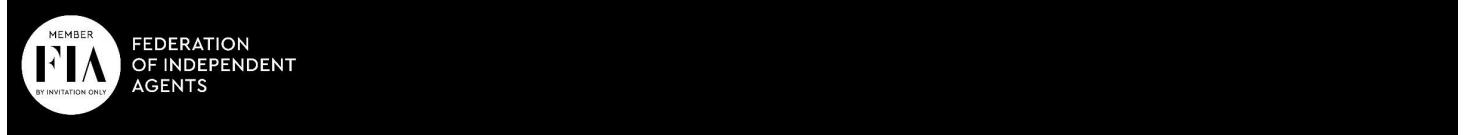


GARAGE

The garage is located further down the street within a block of garages the street shares and it is a great space for storage.



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AERIAL PHOTO



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 '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



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ORANGERY

8'0" x 7'2"
2.45 x 2.18 m

LOUNGE

15'4" x 12'11"
4.68 x 3.94 m

ENTRANCE HALLWAY

4'5" x 4'2"
1.35 x 1.28 m

KITCHEN/DINING ROOM

7'11" x 16'1"
2.42 x 4.91 m

Approximate total area⁽¹⁾

453 ft²
42.1 m²

Reduced headroom
8 ft²
0.7 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.

GIRAFFE360



Floor 0



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**BEDROOM ONE**

11'11" x 10'3"
3.63 x 3.14 m

BEDROOM TWO

11'6" x 10'3"
3.51 x 3.14 m

LANDING

8'9" x 2'8"
2.68 x 0.83 m

BEDROOM THREE

6'10" x 9'0"
2.11 x 2.76 m

STORAGE CUPBOARD

16'5" x 3'2"
5.02 x 0.98 m

MAIN BATHROOM

7'2" x 5'4"
2.21 x 1.64 m



Floor 1

Approximate total area⁽¹⁾

419 ft²
38.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		87
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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