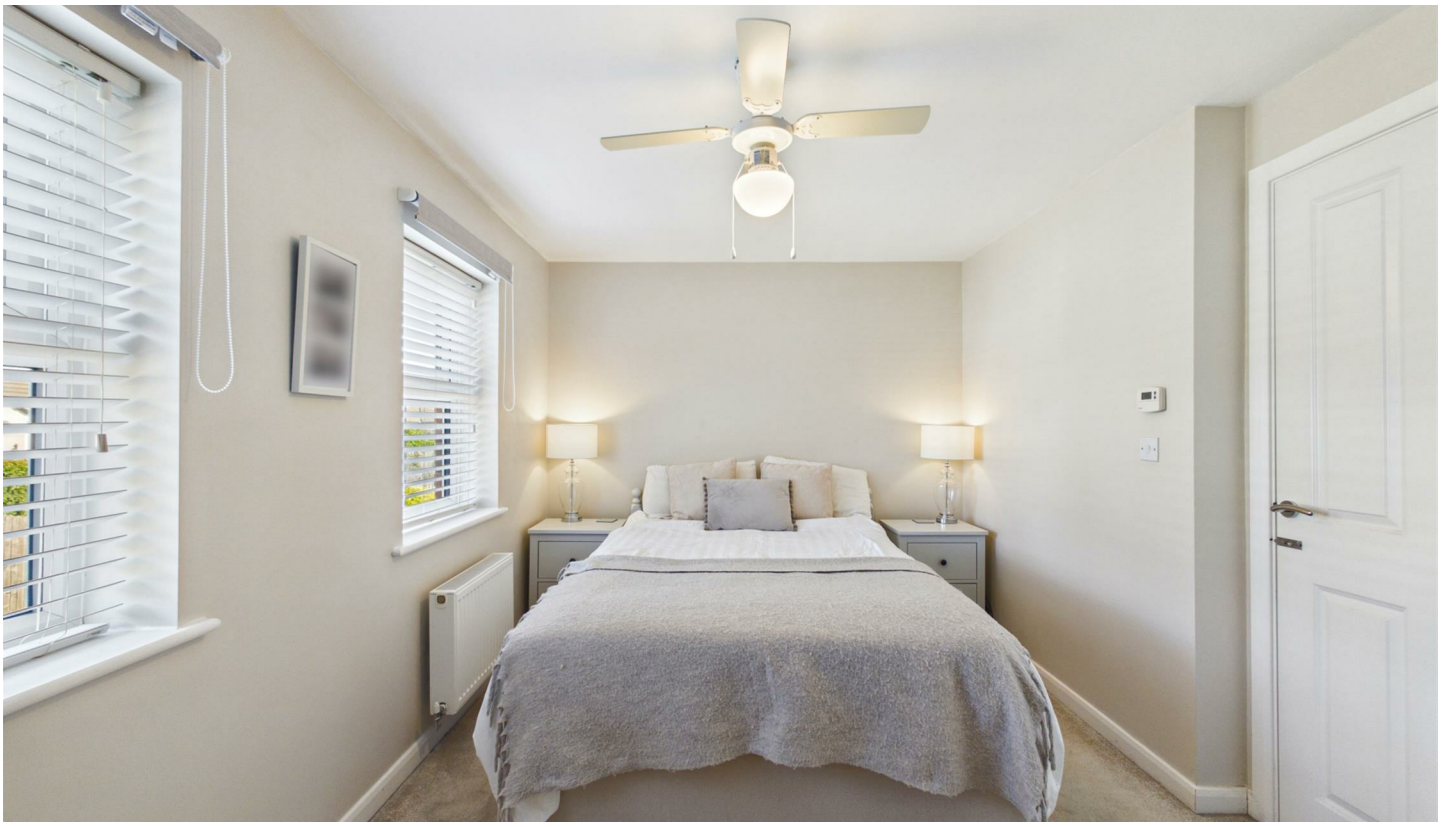
Park Row

The proactive estate agent



Park Road, Oulton, Leeds, LS26 8FX

Offers Over £260,000

2 | 1 | 1 | C







MEMBER FIA BY INVITATION ONLY
FEDERATION OF INDEPENDENT AGENTS

Lead In

A fantastic opportunity to purchase this well-presented two double bedroom semi-detached home, ideally positioned in a popular and convenient Leeds location. Offering modern fixtures and fittings throughout, generous storage and excellent outdoor space, this property would make a superb first home and is equally suited to a range of other buyers.

The accommodation is well proportioned throughout, with two double bedrooms, modern décor and a practical layout designed for comfortable everyday living. The property also benefits from excellent storage facilities, making particularly good use of the available space.

Externally, the home features a double driveway to the front, providing valuable off-street parking, together with an enclosed rear garden, ideal for relaxing, entertaining or family use.

The location is another major selling point, offering excellent access into Leeds city centre as well as convenient commuter links including a nearby train station, motorway networks and regular bus routes. A wide range of shops, schools, restaurants and everyday amenities are also within easy reach.

Homes within this area can attract strong interest, particularly those offering this combination of condition, parking and location. Internal viewing is highly recommended to fully appreciate the style, space and convenience this lovely home has to offer.

Entrance Hall

3'8" x 9'9" (1.12 x 2.97)

Access to the kitchen, living room, WC and stairs leading to the first floor. Wood effect flooring. Central heated radiator.

Kitchen

6'7" x 9'9" (2.00 x 2.96)




A modern range of high and low level kitchen units with integrated appliances including oven, hob, fridge freezer and dishwasher. Sink with drainer and chrome mixer tap. Tiled effect flooring. UPVC double glazed window to the front elevation.

Living Room Diner

13'6" x 14'1" (4.11 x 4.28)

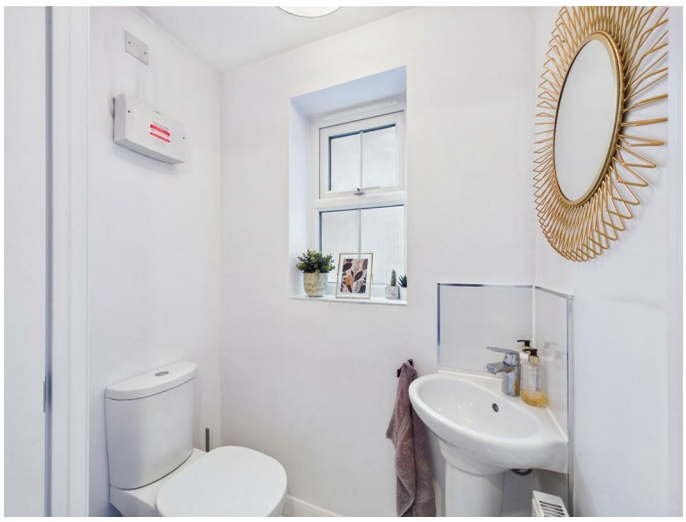




Access to storage cupboard with plumbing for washing machine. Wood effect flooring. Central heated radiator. UPVC double glazed French doors leading to the rear garden.

WC

2'9" x 4'10" (0.84 x 1.48)



WC with low level flush. Wash hand basin with chrome mixer tap. Tiled effect flooring. Central heated radiator. UPVC double glazed frosted window to the side aspect.

Landing

4'4" x 5'11" (1.32 x 1.81)

Access to both bedrooms and the house bathroom. Carpeted throughout.

Bedroom One

13'7" x 9'3" (4.14 x 2.81)




Fitted wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed windows to the rear elevations.

Bedroom Two
9'9" x 8'6" (2.96 x 2.58)



Access to storage cupboards. Carpeted throughout. Central heated radiator. UPVC double glazed windows to the front elevations.

Bathroom
5'7" x 6'7" (1.70 x 2.01)



White suite comprising of panel bath with shower screen, chrome tap and electric shower. Wash hand basin with chrome mixer tap. WC with low level flush. Partly tiled walls. Tiled effect flooring. Chrome central heated towel rail.

External





To the front, the property is approached via a double driveway providing convenient off-street parking for two vehicles. A paved pathway leads to the main entrance, while low-maintenance decorative stone borders enhance the frontage. Gated side access provides a useful route through to the rear garden.

To the rear is a generously proportioned and fully enclosed garden, predominantly laid to lawn and bordered by timber fencing, providing a good degree of privacy. A paved patio immediately adjoining the property offers space for outdoor seating and entertaining, while a raised decked area at the far end of the garden creates an additional seating area, ideal for enjoying the warmer months.

HEATING & 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 A 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.

MEASUREMENT'S
These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWING'S
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.

OPENING HOUR'S
CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

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
CASTLEFORD - 01977 558480

UTILITIES BROADBAND & MOBILE COVERAGE

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.

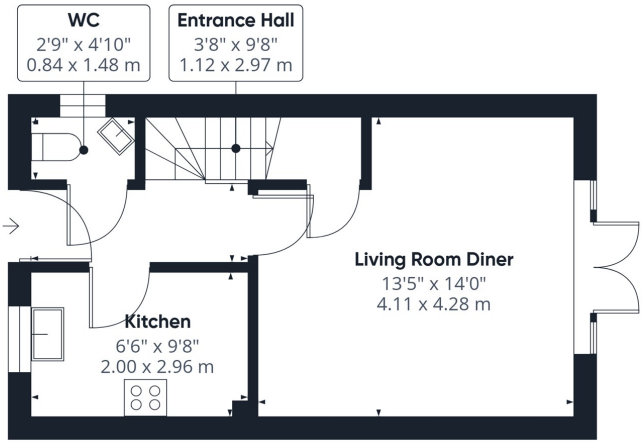
TENURE AND COUNCIL TAX BANDING

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.

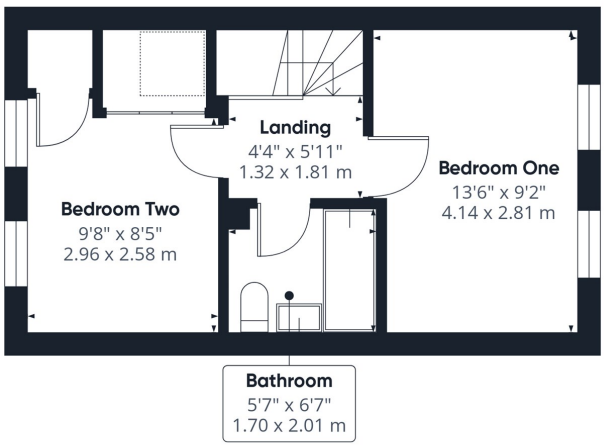








Floor 0





Floor 1

Approximate total area(1)

612 ft²

56.6 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.

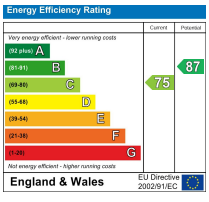
GIRAFFE360

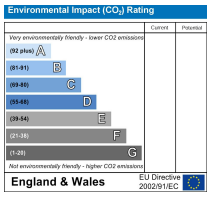
T 01977 791133

W www.parkrow.co.uk

30 Newgate, Pontefract, West Yorkshire, WF8 1DB

pontefract@parkrow.co.uk





MEMBER FIA BY INVITATION ONLY
FEDERATION OF INDEPENDENT AGENTS