

# Park Row

The proactive estate agent



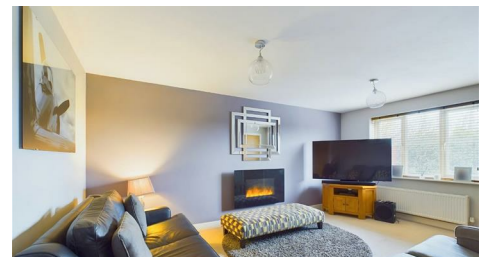
## Croft Close, South Milford, Leeds, LS25 5FF

Offers In Excess Of £400,000



DETACHED FAMILY HOME \*\* FOUR DOUBLE BEDROOMS \*\* ENSUITE TO MASTER \*\* DOWNSTAIRS WC \*\* UTILITY ROOM \*\* INTERGRATED GARAGE \*\* OFF ROAD PARKING \*\* ENCLOSED REAR GARDEN \*\* 1339 SQFT \*\* NO ONWARD CHAIN\*\*

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US ON 01977 681122 TO BOOK A VIEWING. 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAY AND 1.00PM SATURDAYS



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## INTRODUCTION

Nestled in the heart of South Milford, this desirable property is located on Croft Close, offering an expansive total area of 1334.72 square feet, spread across two extensively equipped floors.

The ground floor is an epitome of modernity and comfort, featuring a stylish, fully equipped kitchen with integral appliances, which is a bright entertaining area that opens to a beautiful rear garden through patio doors, a convenient utility room housing both washing and drying units, a WC, and a spacious garage affording great storage options. Ascend to the first floor to discover four inviting bedrooms, with an en-suite to the master, and a contemporary family bathroom.

Beyond the exclusive comforts of this home, the location is exceptional boasting excellent proximity to diverse urban amenities. Convenience is at a premium with the "BP" gas station and "South Milford Surgery" being nearby. Foodies can indulge their palette at the local "Cumin Lounge" Indian restaurant or enjoy great times at "The Thack (The Queen O'T owd Thatch)" bar. For a relaxing downtimes, head to the nearby "T Post Tearoom" café. Those with children will appreciate being a stone's throw away from "South Milford Primary School", while daily commuting is simplified by the easily accessible "Trainstation".

Also nearby is the charming "Sherburn in Elmet" for leisurely weekend activities. This dream property beams of unparalleled location, comfort and luxury.

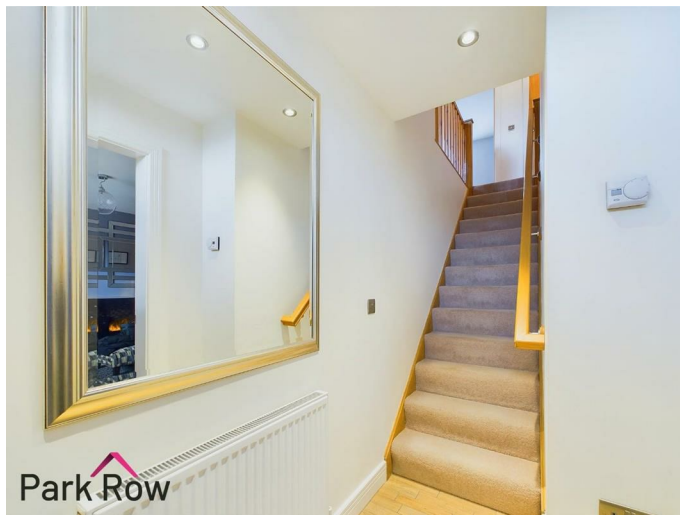
## GROUND FLOOR ACCOMMODATION

### ENTRANCE

uPVC double glazed entrance door which leads into;

### ENTRANCE HALLWAY

7'4" x 3'10" (2.25 x 1.18)



Stairs leading to first floor accommodation, central heating radiator and doors leading into;

## LOUNGE

16'10" x 11'11" (5.15 x 3.64)



uPVC double glazed window to front elevation, central heating radiator, wall mounted electric decorative fire and television points.

## KITCHEN/DINER

8'11" x 18'7" (2.74 x 5.67)



uPVC double glazed window and patio doors to rear elevation, central heating radiator, door leads into storage cupboard, base and wall units in a white gloss finish with roll edge laminate worktop, single stainless steel sink with chrome tap over, four ring gas hob with extractor over and tiled splashback, integral dishwasher, integral fridge/freezer, built in electric double oven and spotlights to the ceiling.



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leads to rear garden, wall and base units in a white gloss finish which match the kitchen, single stainless steel sink with chrome tap over, space and plumbing for washer/dryer, central heating radiator, central heating boiler to wall and a door which leads into;

**DOWNSTAIRS W/C**  
3'2" x 5'9" (0.97 x 1.76)



White suite comprising; closed coupled w/c, handbasin with chrome tap over and vanity beneath, central heating radiator, spotlights to ceiling and an extractor fan.

**FIRST FLOOR ACCOMMODATION**



**LANDING**  
8'2" x 9'10" (2.50 x 3.01)

Wooden balustrade and spindles, central heating radiator, door leads into storage cupboard, loft access and further doors leading into;

**UTILITY**  
7'0" x 6'6" (2.14 x 1.99)



**BEDROOM ONE**  
13'7" x 12'2" (4.15 x 3.71)



Obscure two panel glass uPVC double glazed door which

uPVC double glazed window to front elevation, central heating radiator and a door which leads into;

### ENSUITE

6'9" x 4'9" (2.06 x 1.47)



Obscure glass uPVC double glazed window to front elevation and a white suite comprising; closed coupled w/c, handbasin with chrome tap over and vanity unit under, walk in shower with glass shower screen and a waterfall head with small head attachment, fully tiled floor to ceiling, chrome heated towel rail and spotlights to ceiling.

### BEDROOM TWO

13'11" x 10'10" (4.26 x 3.32)



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

### BEDROOM THREE

9'1" x 14'2" (2.77 x 4.33)



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

### BEDROOM FOUR

9'10" x 9'9" (3.02 x 2.99)



uPVC double glazed window to front elevation, central heating radiator and electric points for a wall mounted TV.

## FAMILY BATHROOM

8'2" x 5'6" (2.51 x 1.68)



Obscure uPVC double glazed window to side elevation and a white suite comprising; concealed w/c, handbasin with chrome tap and vanity unit under, panelled bath with chrome tap over and mains shower above, glass shower screen, fully tiled around the bath area, spotlights to ceiling and a chrome heated towel rail.

## EXTERIOR

### FRONT



Tarmacked driveway for several vehicles which leads to an integral garage, pathway leads to the front entrance door, lawned area with hedging to the front and perimeter fencing to the right hand side., wooden pedestrian access gate down the side of the property which leads to the rear garden and outside lighting.



## GARAGE

18'0" x 9'3" (5.51 x 2.83)

Access through an electric roller shutter door and has power plus lighting.

## PARKING



Space for parking for a couple of cars accessed from the front down the left hand side of the property.



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## REAR

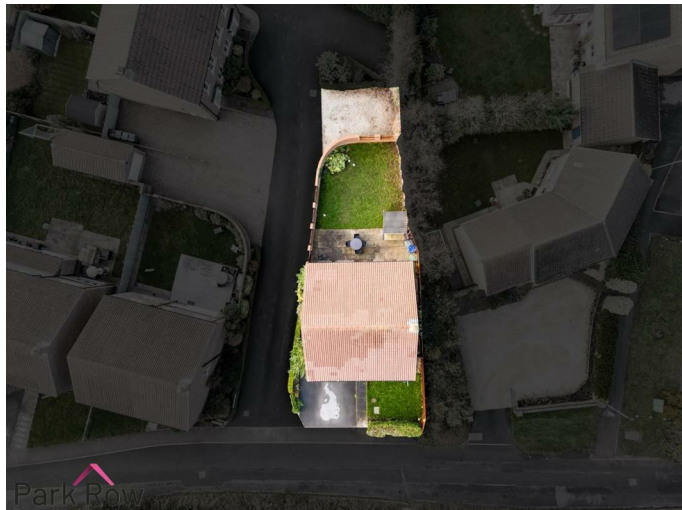


Accessed via the wooden pedestrian access gate down the side of the property, the patio doors in the kitchen or the door in the utility where you will step out onto: a paved area with space for seating, space for a shed, the rest is mainly laid to lawn, perimeter fencing to the right hand side and a curved wall and fencing to the remaining perimeters, outside lighting and outside tap.



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## AERIAL SHOT



## TENURE AND COUNCIL TAX

The Tenure and Council 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.

## 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.

## 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

CALLS ANSWERED :

Mon, Tues, Weds, Thurs and Fri - 9.00am to 5.30pm

Saturday - 9.00am to 1.00pm

Sunday - Closed

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

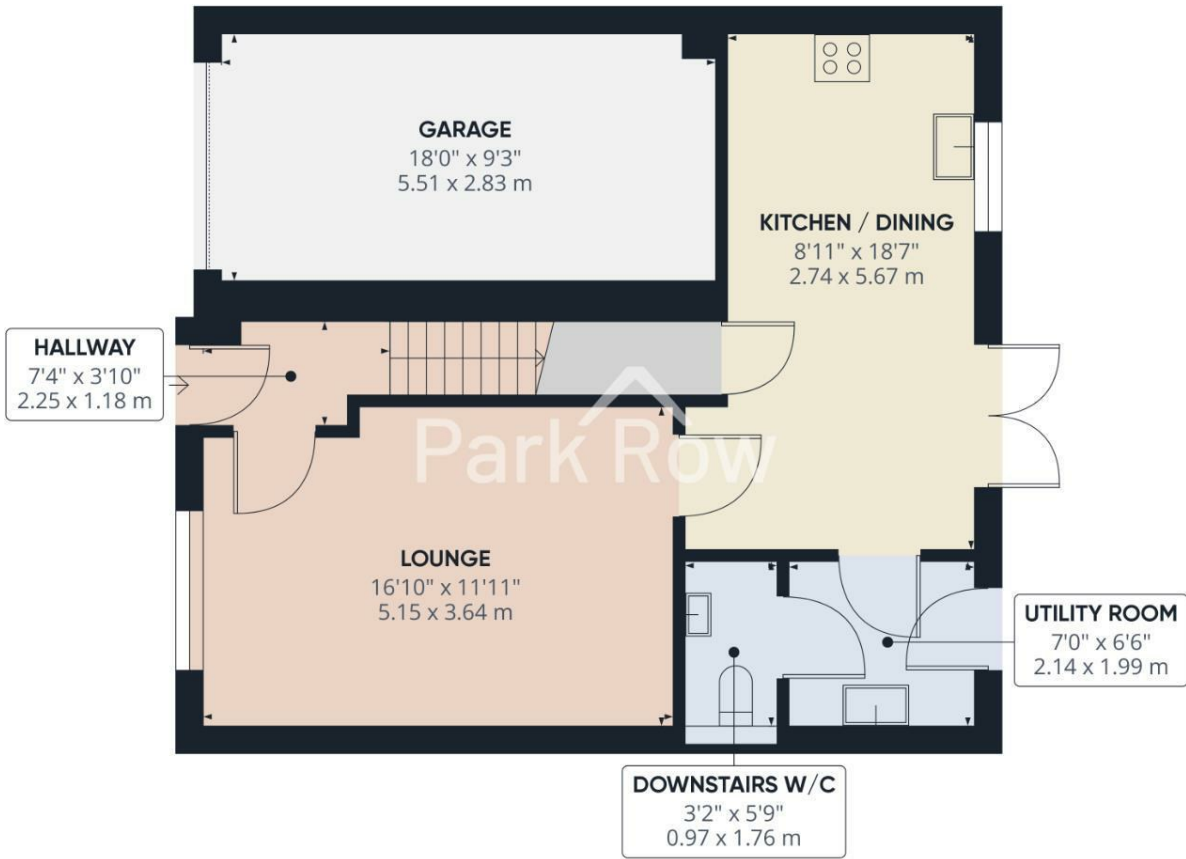
## VIEWINGS

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.



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Approximate total area<sup>(1)</sup>  
681.85 ft<sup>2</sup>  
63.35 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 0

**FAMILY BATHROOM**  
8'2" x 5'6"  
2.51 x 1.68 m

**BEDROOM FOUR**  
9'10" x 9'9"  
3.02 x 2.99 m

**BEDROOM THREE**  
9'1" x 14'2"  
2.77 x 4.33 m

**LANDING**  
8'2" x 9'10"  
2.50 x 3.01 m

**ENSUITE**  
6'9" x 4'10"  
2.06 x 1.47 m

**BEDROOM ONE**  
13'7" x 12'2"  
4.15 x 3.71 m

**BEDROOM TWO**  
13'11" x 10'10"  
4.26 x 3.32 m

Approximate total area<sup>(1)</sup>  
657.53 ft<sup>2</sup>  
61.09 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1



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W www.parkrow.co.uk

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sherburn@parkrow.co.uk

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
83	93		
<small>Best energy efficient - lower running costs</small> <small>Worst energy efficient - higher running costs</small>		<small>Most environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Least environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	
England & Wales		England & Wales	



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