

Park Row

The proactive estate agent



Burley Close, South Milford, Leeds, LS25 5BT

Offers In Excess Of £250,000



****SEMI-DETACHED HOME**THREE BEDROOMS**GARAGE**DRIVEWAY**ENCLOSED REAR GARDEN**CONSERVATORY**MODERN BATHROOM**SOUGHT AFTER VILLAGE LOCATION**IDEAL FOR FIRST TIME BUYERS****

Nestled in the charming village of South Milford, this delightful semi-detached house on Burley Close is an ideal home for growing families. With three well-proportioned bedrooms, this property offers ample space for both relaxation and family activities. The modern bathroom, conveniently located upstairs, adds a touch of contemporary comfort to the home.

As you enter, you are welcomed into bright entrance hallway which leads into a spacious reception room that provides a warm and inviting atmosphere, perfect for entertaining guests or enjoying quiet family evenings. The property also boasts a lovely conservatory that seamlessly connects to the enclosed rear garden, creating a wonderful space for outdoor enjoyment and family gatherings.

For those with vehicles, the property features driveway parking alongside a garage, ensuring convenience and security for your cars. Additionally, two of the bedrooms come equipped with built-in wardrobes, providing practical storage solutions while maintaining a tidy living space.

South Milford is a sought-after village, known for its friendly community and excellent local amenities. This property not only offers a comfortable living environment but also the opportunity to enjoy the peaceful village lifestyle. With its combination of modern features and family-friendly layout, this semi-detached house is a fantastic opportunity for anyone looking to settle in a welcoming community. Don't miss the chance to make this lovely home your own.

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 a navy blue door with two double glazed decorative glass panels within plus a further double glazed decorative glass panel to the side which leads into;

ENTRANCE HALLWAY



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

KITCHEN



A double glazed window to the front elevation, wood-effect wall and base units surrounding, roll-edge laminate worktops which extend to create a breakfast bar with space for seating, space for a fridge/freezer, space for a freestanding cooker with a built in extractor fan over and splashback behind, space and plumbing for a washing machine, stainless steel drainer sink with chrome taps over and a central heating radiator.



LOUNGE



A double glazed window to the rear elevation, log burner set within an alcove with a slate tiled hearth and a wooden beam above, a central heating radiator and a double glazed sliding door which leads into;



CONSERVATORY

uPVC dwarf walls with double glazed windows above surrounding, polycarbonate roof and a double glazed sliding door which leads out to the rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access and internal doors which leads into;

BEDROOM ONE



A double glazed window to the front elevation, central heating radiator and built in white wooden wardrobes and drawers which fill the full width of the wall.

BEDROOM TWO



A double glazed window to the front elevation, a central heating radiator and built in wooden wardrobes which full the full width of the wall.

BEDROOM THREE



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



FAMILY BATHROOM



An obscure double glazed window to the rear elevation and includes a white suite comprising; a close coupled w/c with a concealed cistern plus a hand basin with chrome taps over set within the same white gloss unit, p-shaped panel bath with a mains shower above and a glass shower screen plus a central heating radiator.

EXTERIOR

FRONT



To the front of the property there is a tarmac driveway with space for parking which also runs down the left hand side of the property to the rear garden, perimeter fencing to both sides and mature bushes and shrubs to the front.

REAR



Accessed via the driveway or through the door in the conservatory where you will step out onto; a paved area with space for seating, steps down to the rest of the garden, a paving stone pathway which leads to the garage door, perimeter wooden fencing to all three sides and the rest is mainly decorative stones and shrubs.



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GARAGE

Accessed via and up and over door from the driveway and includes; power, lighting, a door which leads into the rear garden and it is a great space for storage.

TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

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.

MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains/Metered

Broadband: Fibre (FTTP)

Mobile: 4/5G

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.

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.



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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.

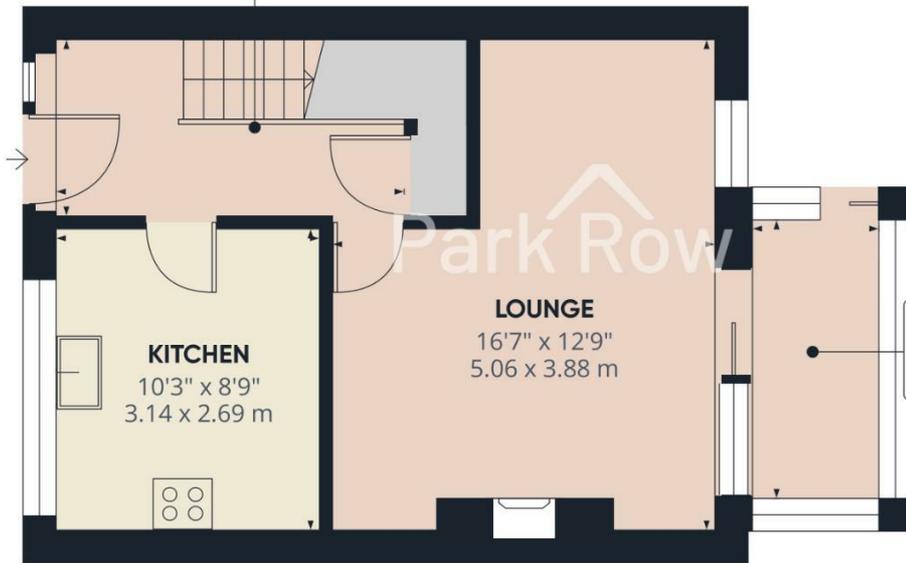
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



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ENTRANCE HALLWAY

5'10" x 11'9"
1.80 x 3.60 m



LOUNGE

16'7" x 12'9"
5.06 x 3.88 m

KITCHEN

10'3" x 8'9"
3.14 x 2.69 m

CONSERVATORY

9'9" x 4'7"
2.98 x 1.41 m

Approximate total area⁽¹⁾

398 ft²
37 m²

(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. Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Floor 0

FAMILY BATHROOM
5'5" x 6'4"
1.67 x 1.94 m

LANDING
2'10" x 6'11"
0.88 x 2.13 m

BEDROOM THREE
6'3" x 8'0"
1.93 x 2.44 m

BEDROOM ONE
8'11" x 10'9"
2.74 x 3.28 m

BEDROOM TWO
8'3" x 11'0"
2.52 x 3.37 m


Park Row

Approximate total area⁽¹⁾
350 ft²
32.5 m²

(1) Excluding balconies and terraces

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GIRAFFE360

Floor 1

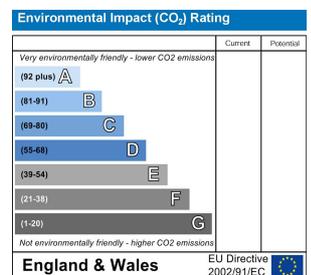
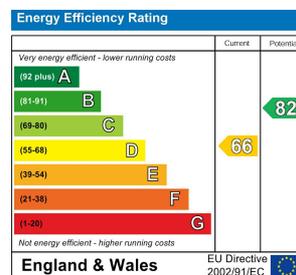


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