Park Row

The proactive estate agent

Ashfield Villas, Hillam, Leeds, LS25 5HN

Offers In Excess Of £270,000

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** SEMI-DETACHED HOME IN RURAL LOCATION ** THREE BEDROOMS ** REAR GARDEN ** MODERN BATHROOM ** PERFECT FOR FIRST TIME BUYERS ** NO ONWARD CHAIN **

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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FEDERATION OF INDEPENDENT AGENTS

INTRODUCTION

Nestled in the charming rural location of Hillam this delightful semi-detached house at Ashfield Villas offers a perfect blend of modern living and serene countryside charm. Spanning 690 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a comfortable reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the home is thoughtfully designed to maximise space and light, creating a pleasant living environment.

The property boasts a contemporary bathroom, ensuring that modern conveniences are at your fingertips. The enclosed rear garden is a standout feature, offering a private outdoor space where you can enjoy the fresh air, host summer barbecues, or simply unwind in a tranquil setting.

This modern home is not only aesthetically pleasing but also practical, making it a wonderful choice for anyone looking to settle in a peaceful area while still being within reach of local amenities. With its combination of comfort, style, and a picturesque rural backdrop, this semi-detached house is a fantastic opportunity for those looking to embrace a relaxed lifestyle in Hillam.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a grey composite door with double glazed panels within which leads into;

ENTRANCE HALLWAY

3'3" x 4'4" (1 x 1.33)

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

LOUNGE

14'10" x 10'4" (4.53 x 3.17)

A double glazed window to the front elevation with newly fitted shutters, a central heating radiator, a full height glazed door which leads into;

KITCHEN
7'10" x 10'9" (2.41 x 3.29)

A double glazed window to the side elevation with newly fitted shutters, white wall and base units, wooden worktop, built in oven, four ring electric hob, tiled splashback, space and plumbing for a washing machine, freestanding fridge/freezer and dishwasher, a central heating radiator and a uPVC door with a double glazed glass panel within which leads out to the rear of the property.

DINING ROOM
9'9" x 10'7" (2.98 x 3.25)

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

FIRST FLOOR ACCOMMODATION

LANDING
3'2" x 7'4" (0.99 x 2.26)

A double glazed window to the side elevation with newly fitted shutters and internal doors leading into:

BEDROOM ONE
11'1" x 10'0" (3.4 x 3.06)

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

BEDROOM TWO
8'10" x 11'3" (2.71 x 3.43)

A double glazed window to the front elevation with newly fitted shutters and a central heating radiator.

BEDROOM THREE
8'10" x 8'1" (2.7 x 2.48)

A double glazed window to the front elevation with newly fitted shutters, a central heating radiator and a built in cupboard housing the boiler.

BATHROOM
6'5" x 5'5" (1.96 x 1.66)

An obscure double glazed window to the rear elevation and includes; 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, a chrome heated towel rail and fully tiled floor to ceiling.

EXTERIOR

FRONT

A wooden pedestrian gate opens into the front garden with a pathway leading to the front entrance, the rest is mainly laid to lawn with established hedges to the front boundary and a fence to the side elevation with a further wooden pedestrian gate giving access to the rear of the property.

REAR

Accessed via the gate at the side of the property or through the door in the kitchen where you will step out onto; a decked area with space for outdoor seating, an outdoor tap, borders filled with decorative stones, a paved area with space for seating, hard standing with space for a storage shed, perimeter wooden fencing to all three sides and the rest is mainly lawn.

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

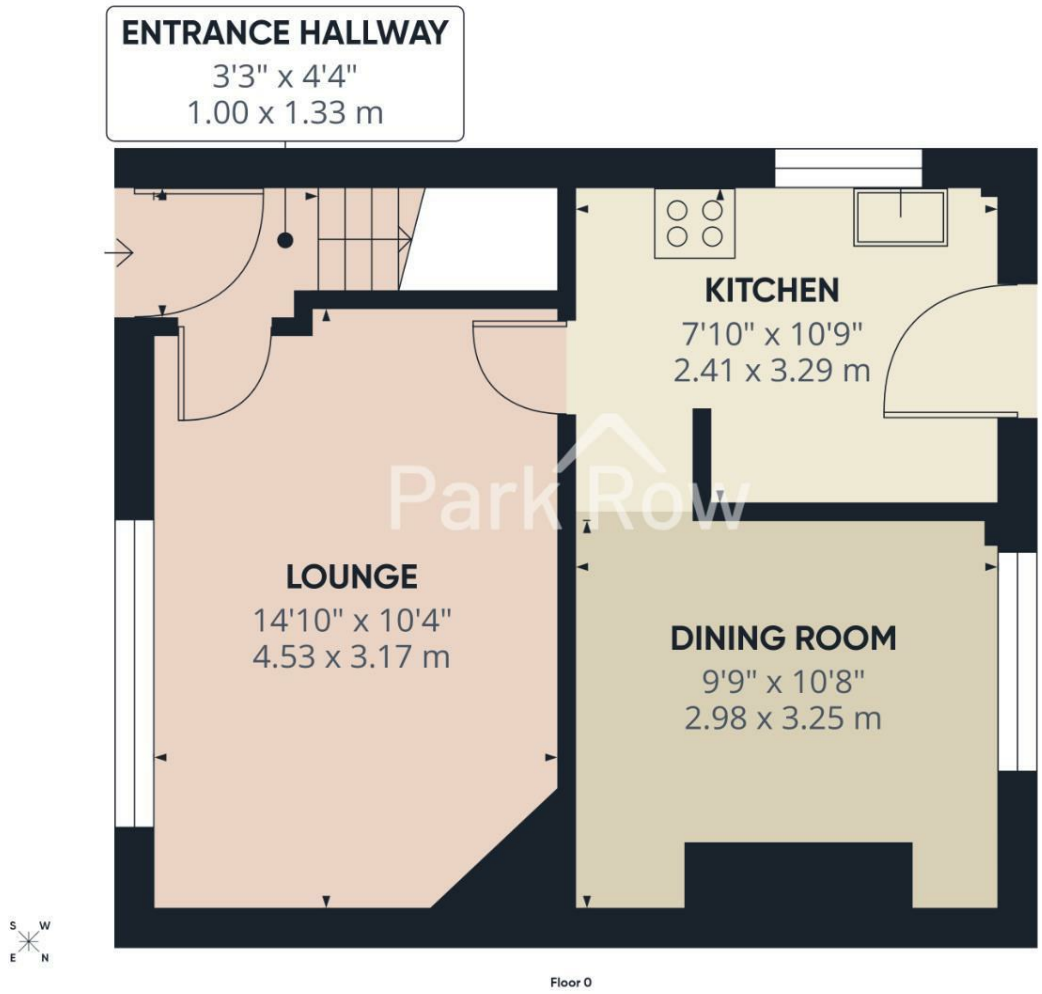
TENURE AND COUNCIL TAX

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.

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.



Park Row

Approximate total area(1)

364 ft²

33.8 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

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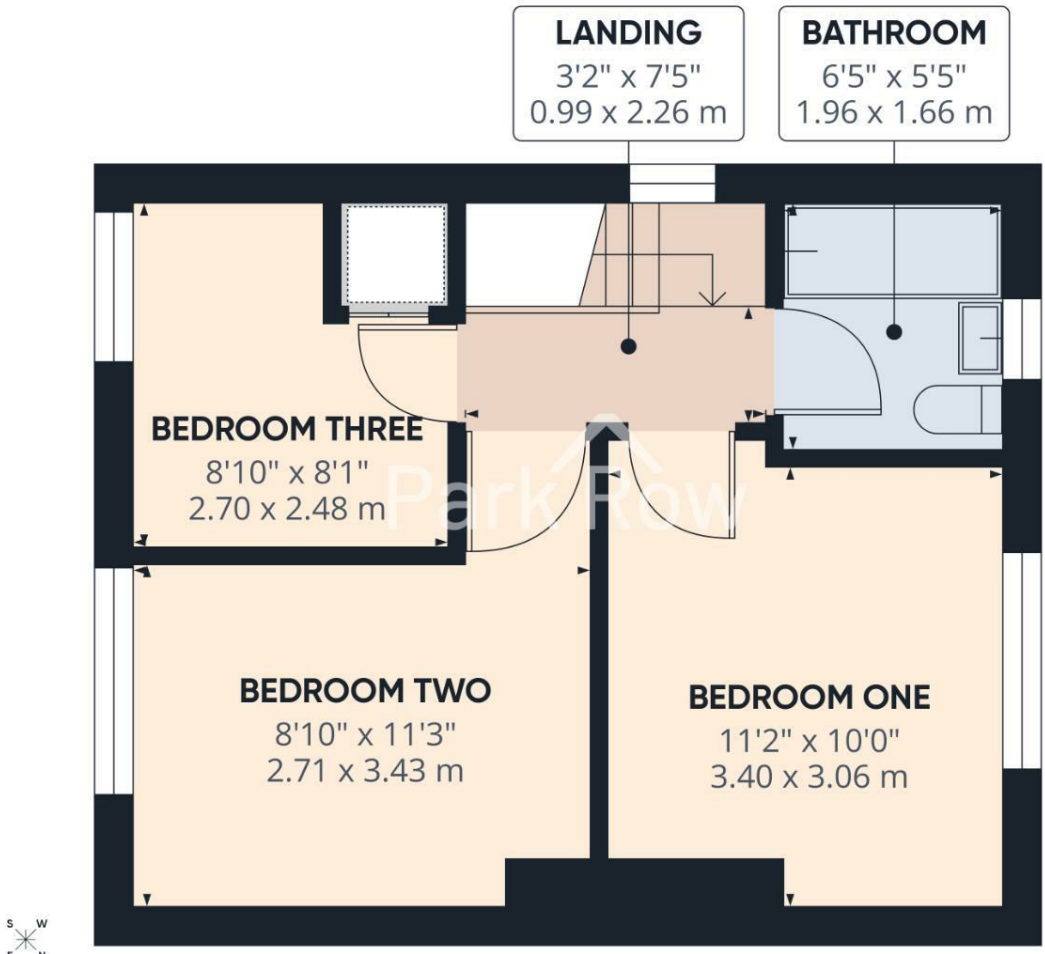

Floor 1

Park Row

Approximate total area(1)

338 ft²

31.4 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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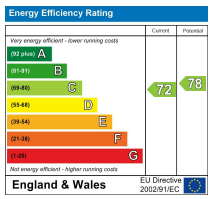

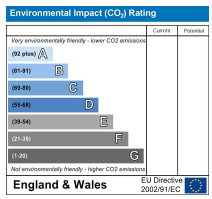

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