

Park Row

The proactive estate agent



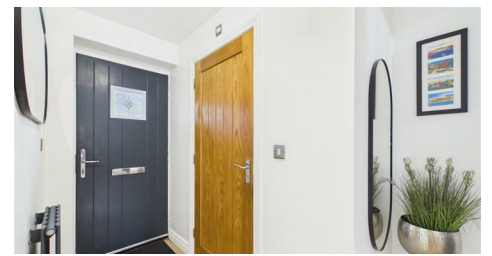
The Bales, South Milford, Leeds, LS25 5GG

Offers In Excess Of £300,000



****TOWN-HOUSE**FOUR BEDROOMS**DOWNSTAIRS W/C**DRESSING ROOM AND EN-SUITE IN MASTER BEDROOM**ENCLOSED REAR GARDEN**GARAGE**OFF ROAD PARKING FOR ONE VEHICLE**IN SOUGHT AFTER AREA OF SOUTH MILFORD****

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!



FEDERATION
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AGENTS

INTRODUCTION

Welcome to this charming home located in the desirable area of The Bales, South Milford, Leeds. This delightful property boasts four spacious bedrooms, making it an ideal choice for families or those seeking extra space. The master bedroom features a convenient dressing room and an ensuite bathroom, providing a private retreat for relaxation.

The house offers two well-appointed reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. Additionally, there is a downstairs w/c for added convenience. The enclosed rear garden is a lovely outdoor space, ideal for children to play or for hosting summer barbecues.

For those with vehicles, the property includes a garage and off-road parking for multiple vehicles, ensuring that parking is never a hassle. Situated in a sought-after area, this home is close to local amenities and offers a friendly community atmosphere.

This town-house combines comfort, style, and practicality, making it a wonderful place to call home. Don't miss the opportunity to view this fantastic property in South Milford.

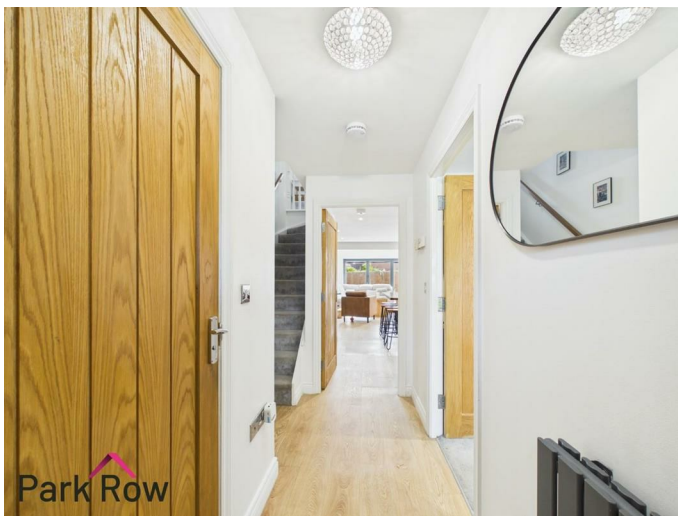
GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a black composite door with a double glazed obscure window within which leads into;

HALLWAY

10'2" x 3'5" (3.12 x 1.06)

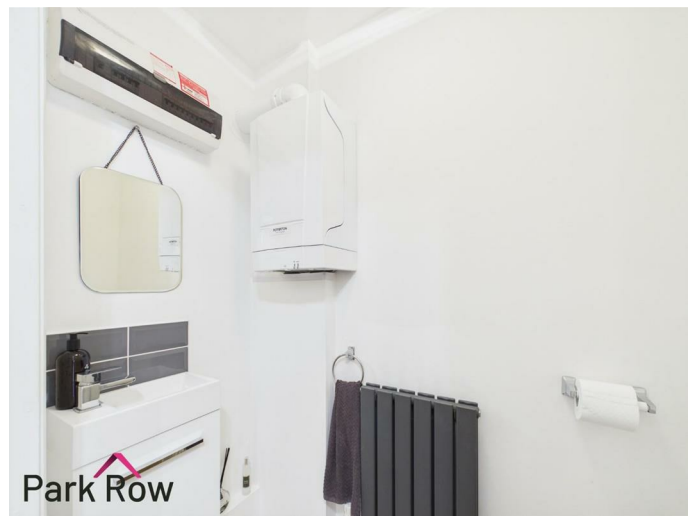


Central heating radiator, stairs which lead up to the first floor accommodation and internal doors which lead into;



W/C

5'9" x 2'11" (1.76 x 0.89)



Includes; a central heating radiator, square hand basin with a chrome tap over set within a white gloss with space for storage, tiled back splash and a close-coupled w/c.



SNUG
12'6" x 7'7" (3.83 x 2.32)



Double glazed half bay window to the front elevation, central heating radiator and electrics for a wall hung TV.



KITCHEN/DINING ROOM
26'6" x 14'6" (8.10 x 4.43)



Two double glazed Velux windows, central heating radiator, light grey shaker style base and tall units, oak worktop, stainless steel sink set within the worktop with a chrome tap over, space for a five ring gas cooker with stainless steel splashback and a built in extractor fan over, integral fridge/freezer, blue shaker style island with wooden worktop with space for storage and seating, blue floor to ceiling shaker style cupboards with space for storage, cupboard with space for under-stairs storage, space and electrics for a wall hung TV and double glazed bifold doors which lead out to the rear garden.





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FIRST FLOOR ACCOMMODATION

LANDING

12'4" x 5'11" (3.78 x 1.82)



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Central heating radiator, cupboard with space for storage, stairs which lead up to the second floor accommodation and internal doors which lead into;



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BEDROOM TWO

14'7" x 8'5" (4.45 x 2.57)



Double glazed window to the front elevation, central heating radiator and electrics for a wall hung TV.

BEDROOM THREE

12'1" x 8'1" (3.69 x 2.47)

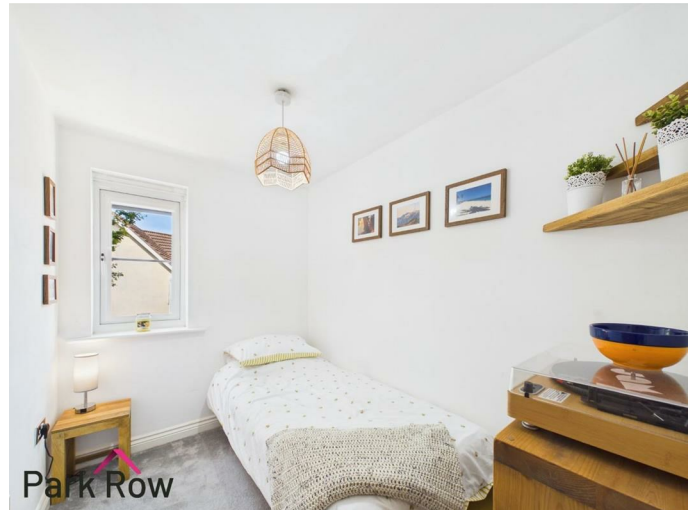


Double glazed window to the rear elevation and a central heating radiator.



BEDROOM FOUR

8'5" x 5'11" (2.58 x 1.82)



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

BATHROOM

5'6" x 6'2" (1.70 x 1.88)



Double glazed obscure window to the rear elevation and includes; central heating radiator, hand basin with chrome taps over set within a wooden unit with space for storage, close-coupled w/c, fully tiled panel bath with a mains shower over and a glass shower screen.

SECOND FLOOR ACCOMMODATION

LANDING

2'10" x 2'7" (0.88 x 0.81)

An internal door which leads into;

BEDROOM ONE

16'2" x 11'2" (4.94 x 3.42)



Double glazed window to the front elevation, central heating radiator, cupboard with space for storage, loft hatch access and an open doorway which leads into;



DRESSING ROOM

6'3" x 9'2" (1.92 x 2.80)



Double glazed Velux window and a door which leads into;



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EN-SUITE

6'2" x 5'0" (1.89 x 1.53)



Double glazed Velux window, hand basin with chrome taps over set within a grey unit with space for storage, close-coupled w/c, grey heated towel rack and a fully tiled mains shower with a glass shower screen.



EXTERIOR

FRONT



To the front of the property there is a paved pathway which leads to the entrance door, hedging to the front and the rest is mainly lawn.



REAR



Accessed via the bifold doors in the kitchen/living room or through the pathway giving access for bins where you will step out onto; a slate paved area with space for seating, decorative stone area with a slate tiled pathway, wooden decked area with space for seating, wooden fencing to all three sides and a wooden gate which leads to a pathway round to the garage.



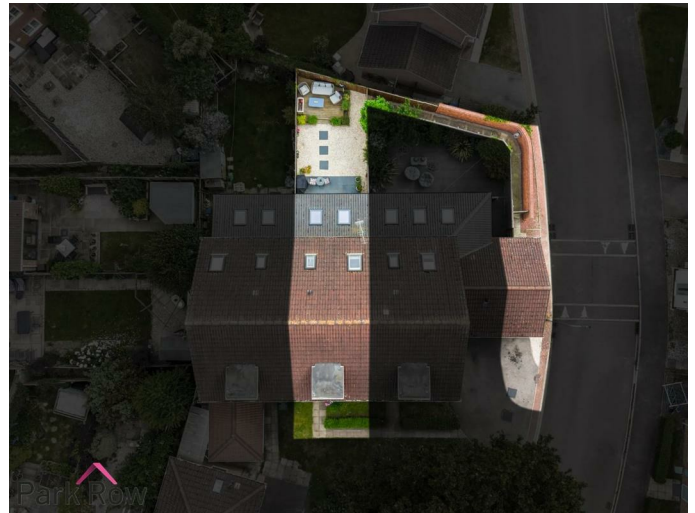
GARAGE

The garage is located on the right hand side of the row of terraces and is accessed via the driveway via an up and over door and includes space for storage.

BIN ACCESS

From the back of the garage there is a gate which leads onto a paved pathway which runs down the back of the terraced homes to the garden of the property.

AREIAL 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.



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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: D

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.



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Approximate total area⁽¹⁾
 542 ft²
 50.3 m²

Reduced headroom
 2 ft²
 0.2 m²

(1) Excluding balconies and terraces.

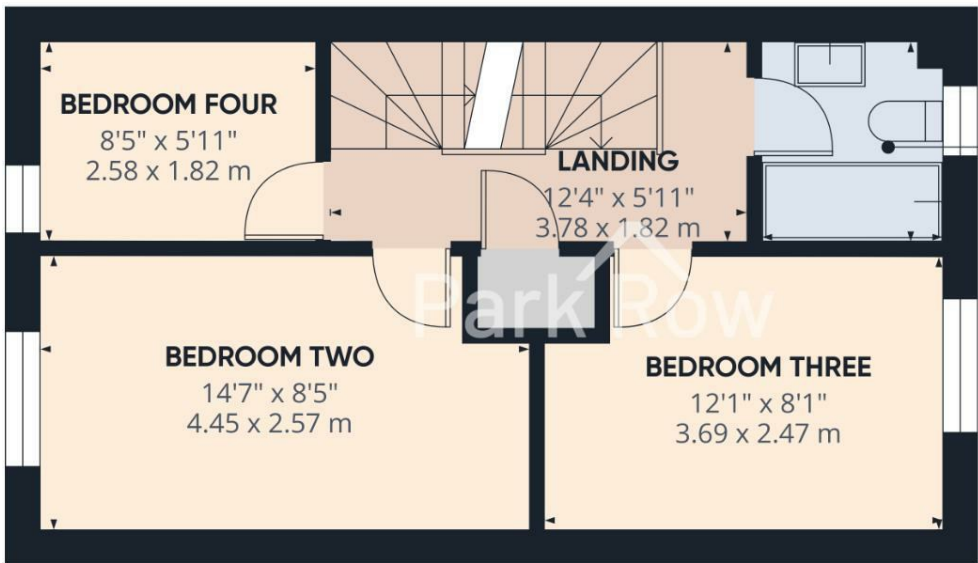
Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Floor 0 Building 1





BATHROOM
5'6" x 6'2"
1.70 x 1.88 m

Approximate total area⁽¹⁾
353 ft²
32.8 m²

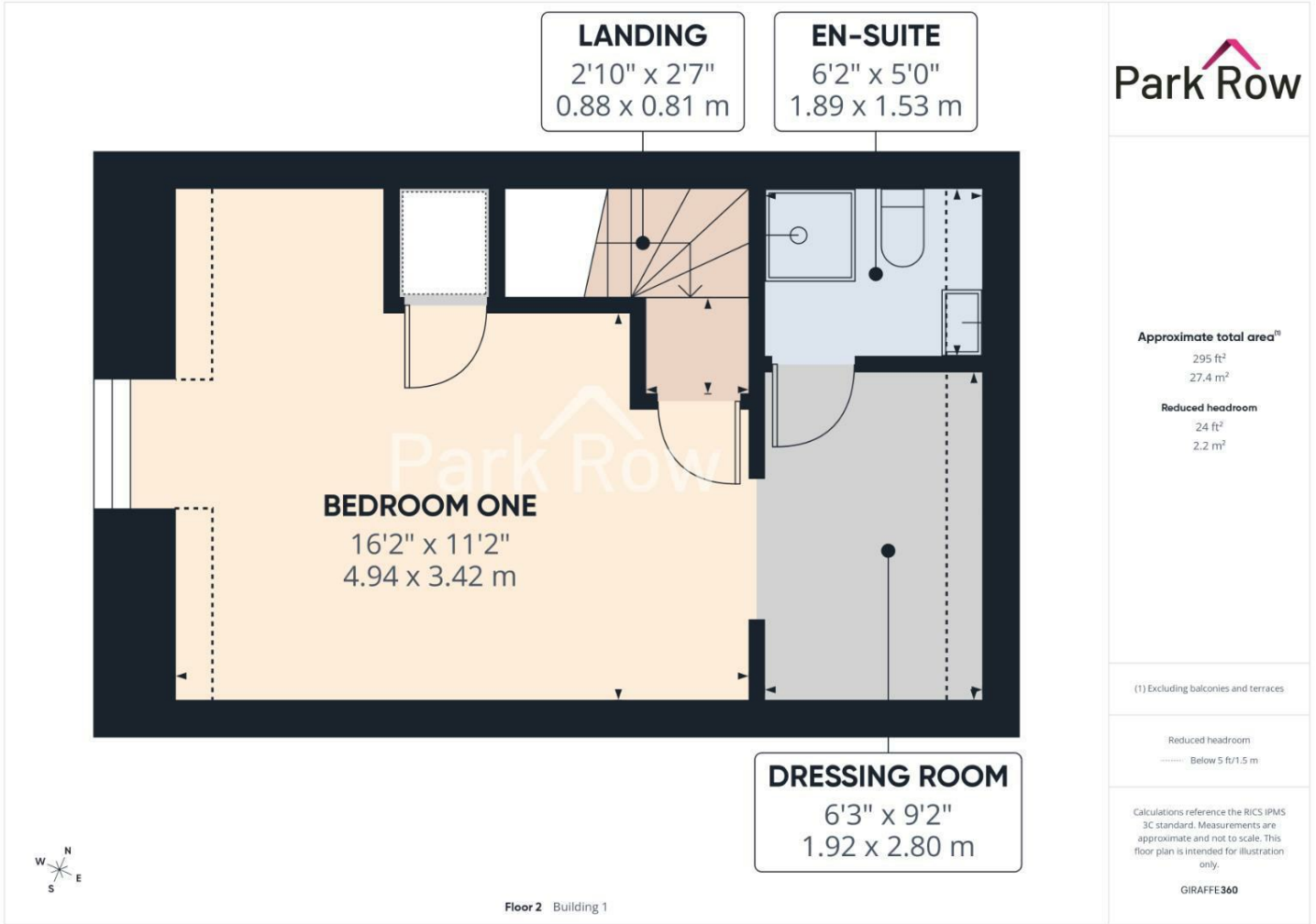
(1) Excluding balconies and terraces

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GIRAFFE360



Floor 1 Building 1



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Approximate total area⁽¹⁾

1190 ft²
110.5 m²

Reduced headroom

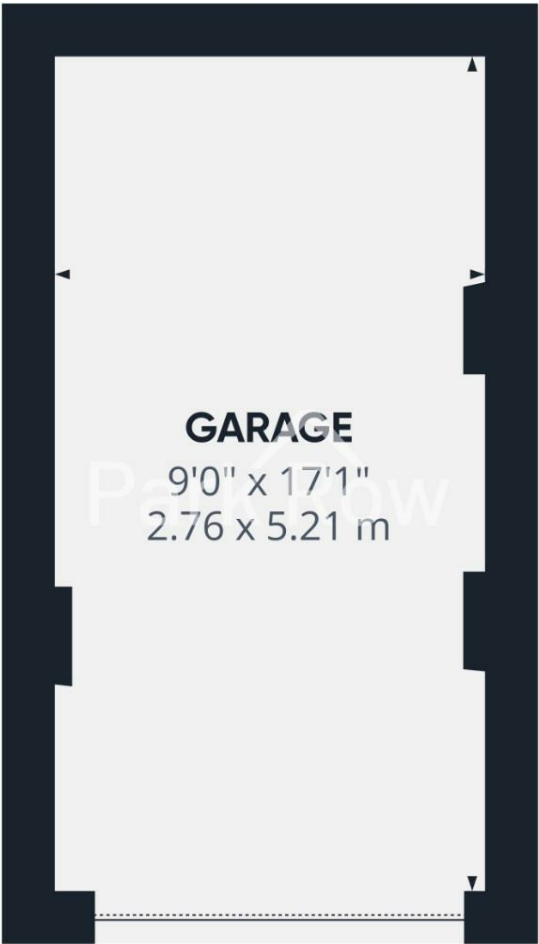
26 ft²
2.4 m²

(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 Building 2

Approximate total area⁽¹⁾
152 ft²
14.1 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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