

Park Row



Beech Drive, South Milford, Leeds, LS25 5NN

Offers In Excess Of £210,000



****DETACHED BUNGALOW**THREE DOUBLE BEDROOMS**DETACHED GARAGE**DRIVEWAY**GARDENS TO THE FRONT AND REAR**NO UPWARD CHAIN**SOUGHT AFTER LOCATION**IN NEED OF SOME TLC**EPC RATING D**COUNCIL TAX BAND D****

Situated in the sought after village of South Milford, this detached bungalow in need of some tlc briefly comprises; entrance hallway, three bedrooms, kitchen, open plan lounge/dining, kitchen, family bathroom, gardens to the front and rear, detached garage, driveway and is offered with no upward 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



GROUND FLOOR ACCOMMODATION

ENTRANCE

Entrance is through a uPVC door with glass panels inserted leading into;

ENTRANCE HALLWAY

Has internal doors leading into;

LOUNGE/DINING

19'2" x 15'10" max (5.85 x 4.84 max)

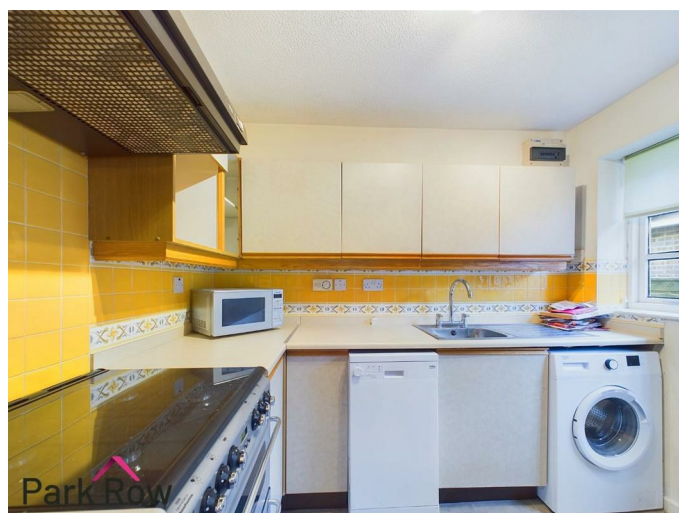


Has two uPVC double glazed windows to the front and side elevation, two central heating radiators, electric stone-effect fireplace, television points, telephone points and internal doors leading into;



KITCHEN

8'5" x 7'2" (2.57 x 2.19)



Has a wooden double glazed window to the side elevation, wall and base units surrounding with space for storage, roll-edge laminate worktop, space for a freestanding gas cooker, space for an undercounter freezer, a freestanding fridge/freezer, space and plumbing for washing machine, dishwasher, stainless steel drainer sink with chrome taps over and a wooden external door with glass inserts giving access to the rear garden.

INNER HALLWAY

Has internal doors leading into;

BEDROOM ONE

12'6" x 10'3" (3.82 x 3.13)



Has a uPVC double glazed window to the rear elevation, central heating radiator and built in wardrobes with mirrored sliding doors which have space for storage.

BEDROOM TWO

8'10" x 8'5" (2.70 x 2.59)



Has a uPVC double glazed window to the rear elevation, central heating radiator and built in wooden wardrobes with space for storage.

BEDROOM THREE

8'3" x 6'7" (2.52 x 2.03)



Has an arched uPVC double glazed window to the front elevation and a central heating radiator.

FAMILY BATHROOM

6'3" x 5'4" (1.93 x 1.65)



Has an obscure glass uPVC double glazed window to the side elevation and a white suite comprising; close coupled w/c, pedestal hand basin with chrome taps over, panel bath with chrome taps over, fully tiled around the bath with an electric shower attached to the wall, half tiled walls surrounding the rest,

EXTERIOR

FRONT



To the front of the property there is a paved driveway which leads to the side giving access to the property, paved pedestrian pathway leading to the entrance door, step up to the entrance door, mature trees and bushes and the rest is mainly laid to lawn.

SIDE

Has a paved driveway which leads from the front, entrance into the property through the kitchen, access into the garage and also has access into the rear garden.

DETACHED GARAGE



Has a white up and over door, glazed window to the side elevation and is a great space for storage.

REAR



Can be accessed from the side of the property and has a paved pedestrian pathway leading to a paved area with space for seating, dwarf wall with a step up to the rest of the garden, lean to greenhouse attached to the property, further paved area with space for a greenhouse, borders filled with mature shrubs/bushes surrounding creating a feel of privacy, perimeter wooden fencing to all sides and the rest is mainly laid to lawn.



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.

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.

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.

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.

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.

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:

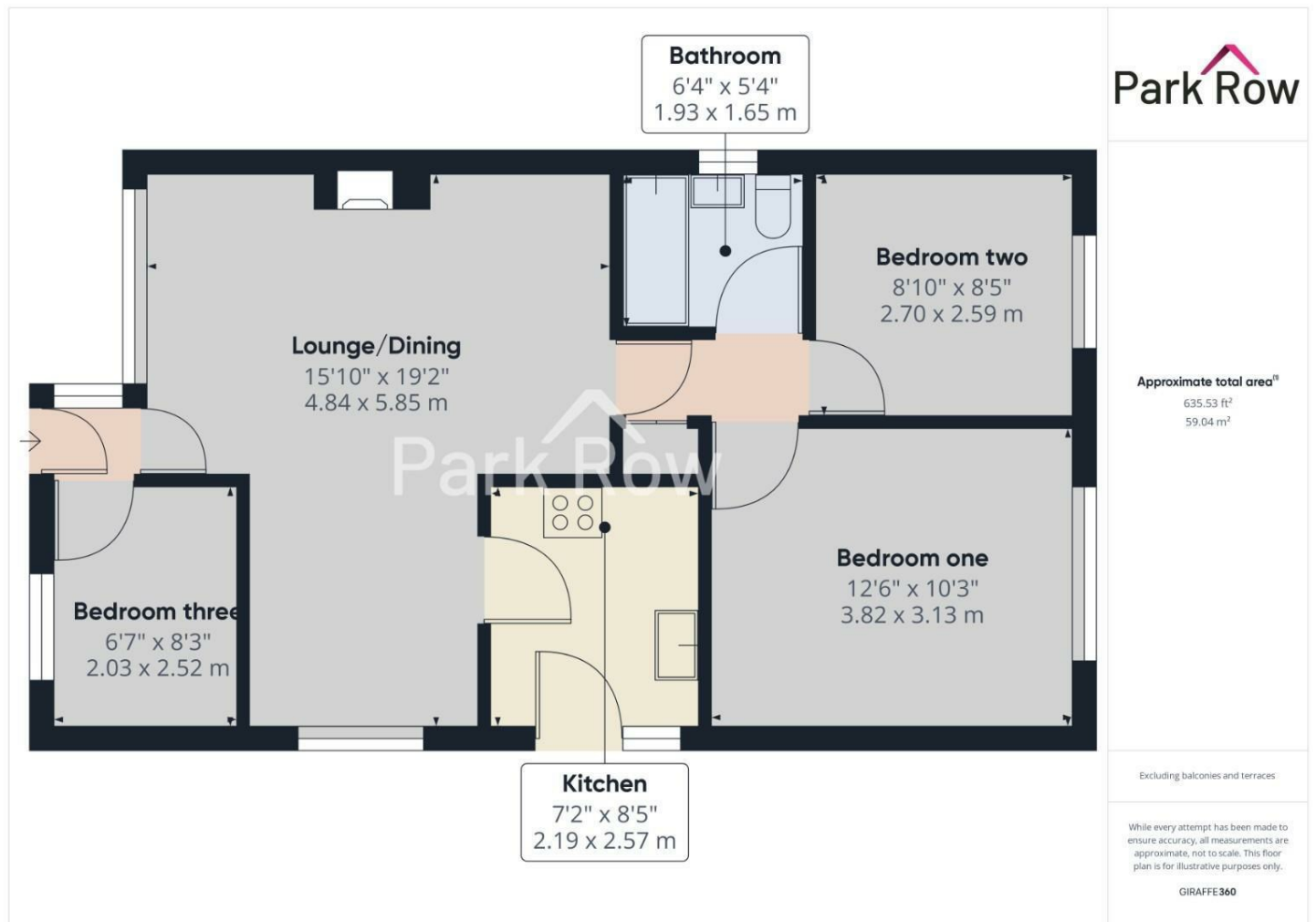
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