

Park Row



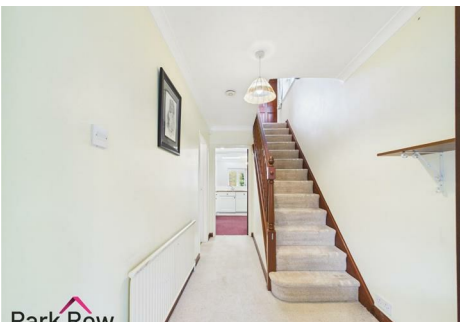
Westfield Close, South Milford, Leeds, LS25 5AN

Offers In Excess Of £280,000



****SEMI DETACHED** THREE BEDROOMS**TWO RECEPTION ROOMS** OFF ROAD PARKING** ENCLOSED REAR GARDEN**DOWNSTAIRS WC**GARAGE****

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!



INTRODUCTION

Nestled in the charming area of Westfield Close, South Milford, Leeds, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,325 square feet, the property boasts three bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you will find a welcoming atmosphere complemented by a practical downstairs WC, enhancing the functionality of the living space. The heart of the home features a spacious living area that flows seamlessly into a kitchen, perfect for both everyday living and entertaining guests.

Outside, the established enclosed garden provides a private sanctuary, ideal for enjoying sunny afternoons or hosting gatherings with friends and family. Additionally, the garage and off-road parking offer convenience and security for your vehicles.

This residence is situated in a peaceful neighbourhood, making it a wonderful retreat while still being within easy reach of local amenities and transport links. Whether you are looking to settle down or invest, this semi-detached house on Westfield Close presents an excellent opportunity to enjoy a comfortable lifestyle in a desirable location.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a white uPVC door, with an obscure arched window within;

PORCH

6'3" x 4'4" (1.92 x 1.33)



Two double glazed windows to the front and side elevation, double wooden doors with glass panels within lead into;

HALLWAY

6'0" x 12'6" (1.83 x 3.82)



A central heating radiator, staircase which leads to the first floor accommodation and internal doors which lead into;

LIVING ROOM

11'2" x 17'6" (3.41 x 5.34)

A double glazed window to the front elevation, a central heating radiator and a tiled fireplace surround with a wooden mantelpiece with a gas fire within,



KITCHEN

8'3" x 9'10" (2.53 x 3.02)

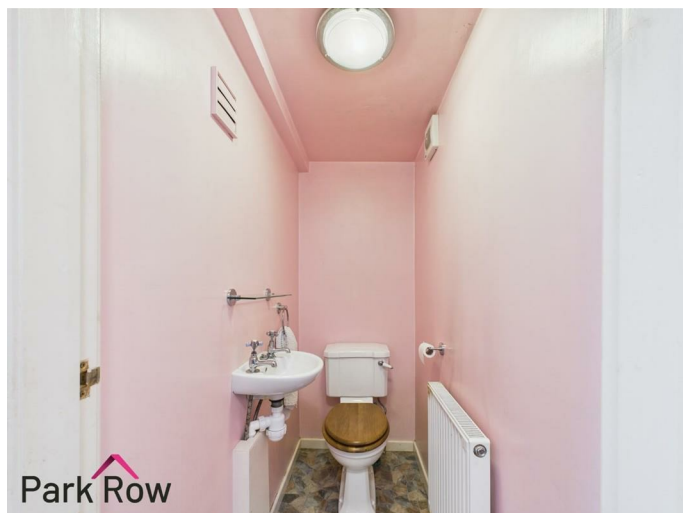


Comprising of white shaker style wall and base units, a stainless steel drainer sink with chrome mixer tap over, a built in over with a four ring electric hob over, space for an undercounter fridge, wooden effect countertops, an opening into the dining room and internal doors which lead into;

HALLWAY

WC

2'9" x 3'1" (0.85 x 0.96)



A white suite comprising of a closed couple WC, a hand basin with chrome taps over, a central heating radiator and an internal door which leads to understairs storage.

LIVING ROOM

8'11" x 18'3" (2.72 x 5.58)



A full height double glazed window to the rear elevation and two central heating radiators,



DINING ROOM

11'9" x 10'11" (3.59 x 3.33)



A double glazed sliding door which leads into the sunroom, a double glazed window to the side elevation and a central heating radiator,



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SUNROOM

11'8" x 7'1" (3.58 x 2.17)



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A double glazed sunroom, a central heating radiator and double glazed double doors which lead out into the rear garden.



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GARAGE

4'1" x 22'10" (1.25 x 6.96)

Accessed by the up and over door at the front of the property or the door from the rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

6'5" x 9'1" (1.98 x 2.77)



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An obscure double glazed window to the side elevation, loft access and internal wooden doors which lead into;

BEDROOM ONE

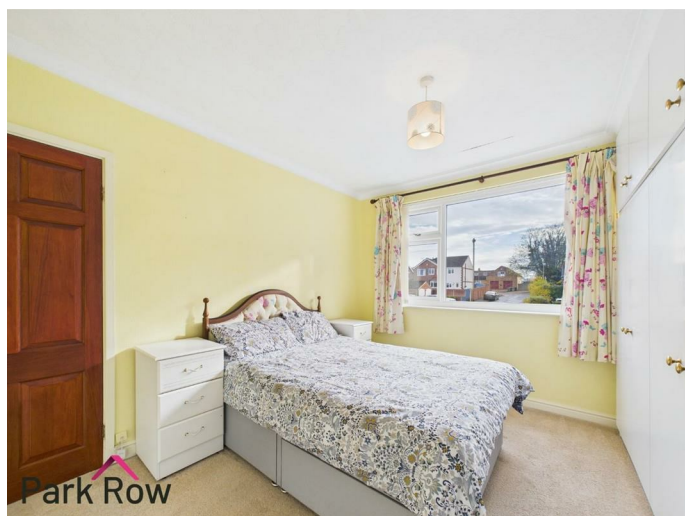
8'11" x 12'0" (2.72 x 3.66)



A double glazed window to the rear elevation, a central heating radiator and built in overbed wardrobes,

BEDROOM TWO

8'9" x 11'11" (2.68 x 3.64)



A double glazed window to the front elevation, a central heating radiator and built in wardrobes with an integrated dressing table,



BEDROOM THREE

6'6" x 8'10" (2.00 x 2.71)



A double glazed window to the front elevation, a central heating radiator and two built in wardrobes,

BATHROOM

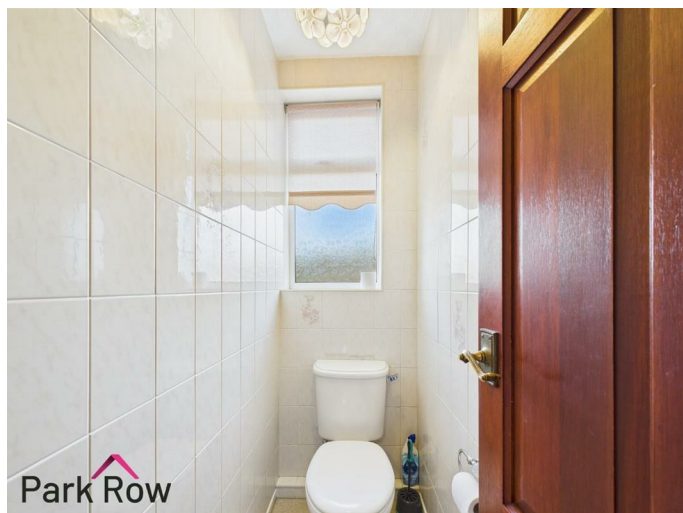
5'4" x 5'6" (1.65 x 1.68)



An obscure double glazed window to the rear elevation, a central heating radiator, a white suite comprising of a panel bath with mixer shower taps in one corner and a pedestal hand basin with chrome mixer taps over,

WC

2'8" x 5'6" (0.82 x 1.68)



An obscure double glazed window to the rear elevation and a white closed couple WC,

FRONT



Fully block paved driveway, with access to the up and over garage doors, a step up leads into the property and fenced boundaries to two sides,



REAR



Accessed via the door in the garage and through the double doors in the sunroom where you will step out on to a raised decking and paved area with space for seating, steps and ramp lead down to the lawned garden with borders containing established trees, bushes and shrubs. There is a further paved area with space for a pond and a further paved area used as hard standing for outdoor storage.





AERIAL



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.

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.

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.

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

Mon - Fri 9.00am to 5.30pm
Saturday - 9.00am to 1pm
Sunday - CLOSED

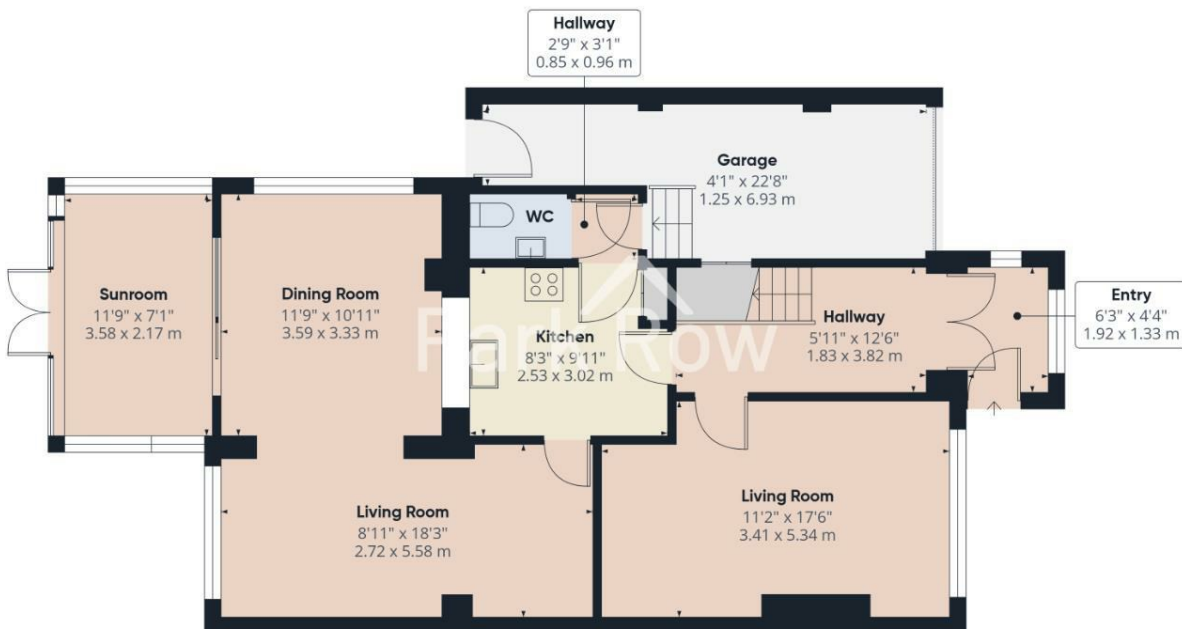
TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SHERBURN IN ELMET - 01977 681122
SELBY - 01757 241124



GOOLE - 01405 761199
PONTEFRACT & CASTLEFORD - 01977 791133





Approximate total area⁽¹⁾
931 ft²
86.5 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.

GIRAFFE 360





Park Row

Approximate total area[®]
1325 ft²
123.2 m²

(1) Excluding balconies and terraces

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