Park Row

The proactive estate agent



Westfield Lane, South Milford, Leeds, LS25 5AP

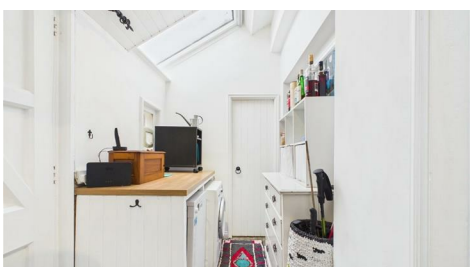
Offers In Excess Of £380,000

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** UNIQUE CHARACTER PROPERTY ** THREE BEDROOMS ** STEEPED WITH ORIGINAL FEATURES ** ENCLOSED REAR GARDEN ** SHARED PARKING ** GARAGE ** SOUGHT AFTER VILLAGE LOCATION **

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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INTRODUCTION

Nestled on Westfield Lane in the charming village of South Milford, Leeds, this unique terraced house offers a delightful blend of character and modern living. Originally an old school, this property has been thoughtfully converted into four terraced homes, preserving its original features while providing a comfortable and inviting atmosphere.

Spanning an impressive 1,305 square feet, the home boasts two reception rooms, including a spacious lounge that is perfect for relaxation and entertaining. The lounge features striking windows and exposed beams that add to its charm, along with a traditional brick-built fireplace that serves as a focal point. The heart of the home is the sweeping L-shaped open plan kitchen and dining room, which is ideal for family gatherings and social occasions. Internal double doors lead seamlessly from the dining area into the lounge, enhancing the flow of the living space.

The property comprises three well-proportioned bedrooms, providing ample space for family or guests. A bathroom and a convenient downstairs w/c add to the practicality of the home. Throughout the property, you will find beautiful barn-style internal doors that further enhance its unique character.

Outside, the enclosed rear garden offers a retreat, complete with space for outdoor seating, making it an excellent spot for enjoying the fresh air or hosting summer barbecues. Additionally, there is parking available for one vehicle, ensuring convenience for residents.

This charming terraced house is a rare find, combining historical significance with contemporary comforts, making it an ideal choice for those seeking a distinctive home in a lovely setting.

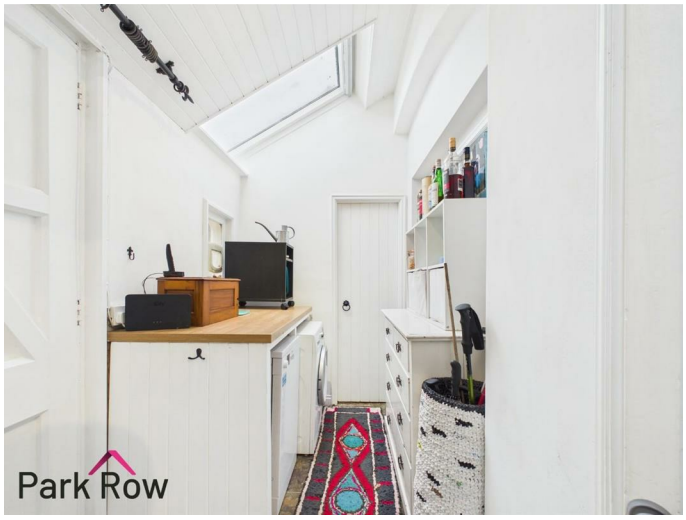
GROUND FLOOR ACCOMMODATION

ENTRY

Enter through a wooden entrance door which leads into;

ENTRANCE HALLWAY

9'6" x 5'0" (2.92 x 1.54)



A double glazed Velux-style window to the ceiling, a glazed window to the front elevation, space and plumbing for a washing machine and a dishwasher, white wooden internal double doors with glazed panels within which lead into the kitchen/dining room and two white wooden barn-style doors which lead into;

W/C

3'1" x 5'3" (0.96 x 1.61)



An obscure double glazed window to the side elevation and includes; a close coupled w/c, a hand basin with chrome taps over, a central heating radiator and is half tiled to all walls.

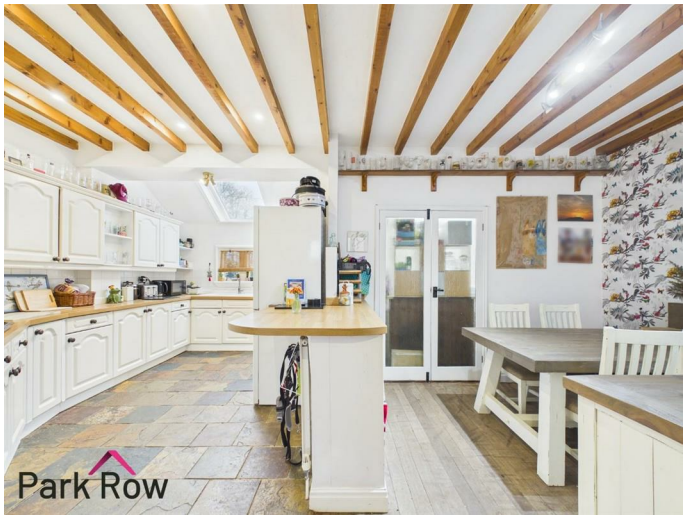
KITCHEN / DINING ROOM
19'11" x 8'10" (6.08 x 2.70)



A glazed window to the front elevation, a double glazed Velux-style window to the ceiling, white shaker-style wall and base units surrounding the kitchen, square-edge wood-effect worktop, one and a half drainer ceramic sink with antique taps over, tiled splashback, five ring gas hob with a built in extractor fan over, built in oven, space for a freestanding fridge/freezer, a breakfast bar with space for storage, original beams to the ceiling, LED spotlights, stone flooring, wooden steps up to an internal white wooden double doors with glazed panels within which lead into;









LIVING ROOM
(14'3" x 22'7") & (4'9" x 5'11") ((4.36 x 6.90) & (1.47 x 1.82))



Double glazed original feature window to the rear elevation which extends up beyond the ground floor allowing in floods of light, a double glazed original stained glass window to the side elevation which also extends up beyond the ground floor, a gas fire set within a brick built fireplace with a tiled hearth, original beams to the ceiling, a white wooden barn style door which leads into a storage cupboard, a further white wooden barn-style door which leads to the stairs, two central heating radiators and wooden steps down to a wooden external door which leads out to the rear garden.





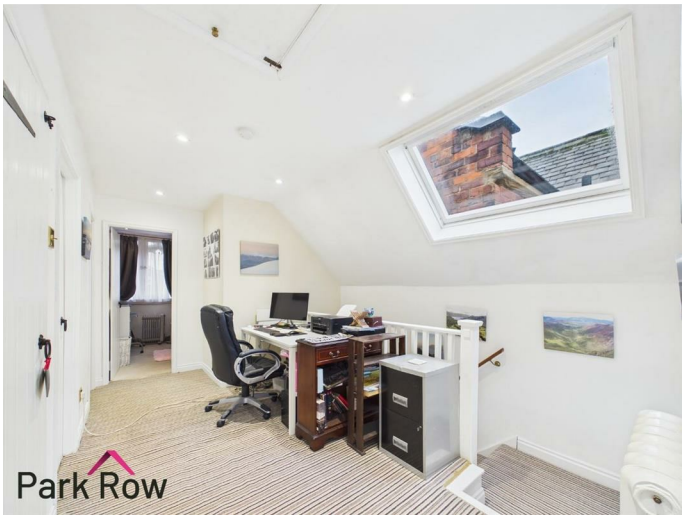


FIRST FLOOR ACCOMMODATION

LANDING
9'10" x 14'8" (3.01 x 4.49)



A double glazed Velux-style window to the ceiling, LED spotlights, space for office furniture, a white cast-iron radiator and internal white wooden barn-style doors which lead into;



BEDROOM ONE
15'8" x 11'2" (4.79 x 3.42)



Double glazed windows to the rear elevation, a central heating radiator and a white wooden barn-style door which leads into storage space.





BEDROOM TWO
9'10" x 12'0" (3.00 x 3.67)



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



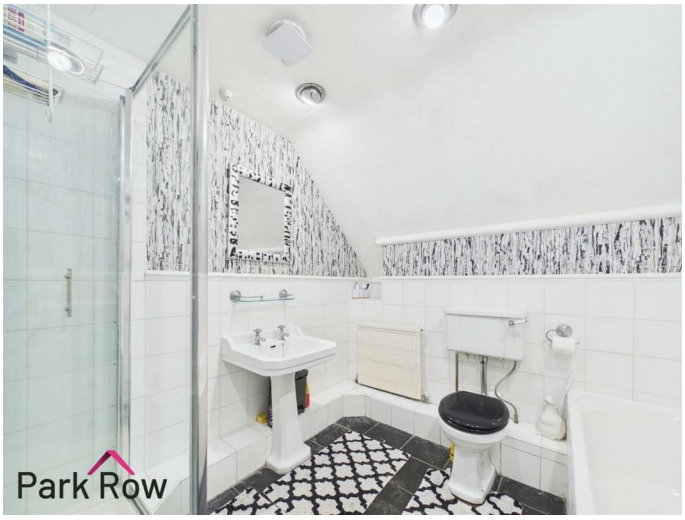
BEDROOM THREE
9'8" x 12'0" (2.95 x 3.67)



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



BATHROOM
8'5" x 7'11" (2.57 x 2.43)



Includes a white suite comprising of; a close coupled w/c, a pedestal hand basin with chrome taps over, a panel bath with chrome taps over, a fully tiled corner mains shower with a glass shower screen, half tiled to the remaining walls and a central heating radiator.

EXTERIOR

FRONT



To the front of the property there is a black metal pedestrian gate which leads into the rear garden, a paved pathway leading to the entrance door, block paved areas either side of the pathway, borders filled with bushes, perimeter black metal fencing to each side and a perimeter brick built dwarf wall to the front with black metal railings above.



REAR



Accessed via the gate at the rear or through the door in the lounge where you will step out onto; a paved pathway with steps down that lead to the gate at the rear, a paving stone pathway which leads to a mainly decorative stone area with space for outdoor seating, borders filled with mature shrubs and bushes, a paved patio area with further space for outdoor seating and perimeter brick built wall to all three sides with wooden fencing above.





PARKING
There is space for parking outside the front of the property.

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:

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.

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

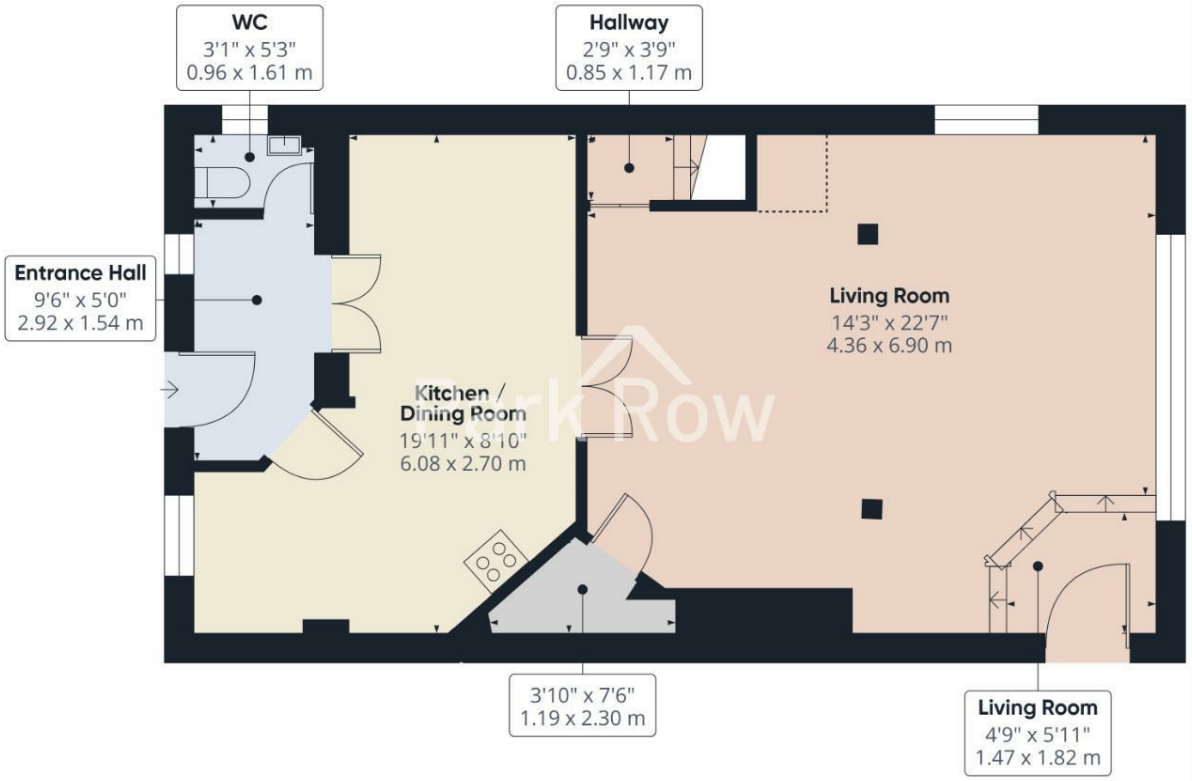
MAKING AN OFFER

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.



Floor 0

Park Row

Approximate total area[1]

719 ft²

66.9 m²

Reduced headroom

8 ft²

0.8 m²

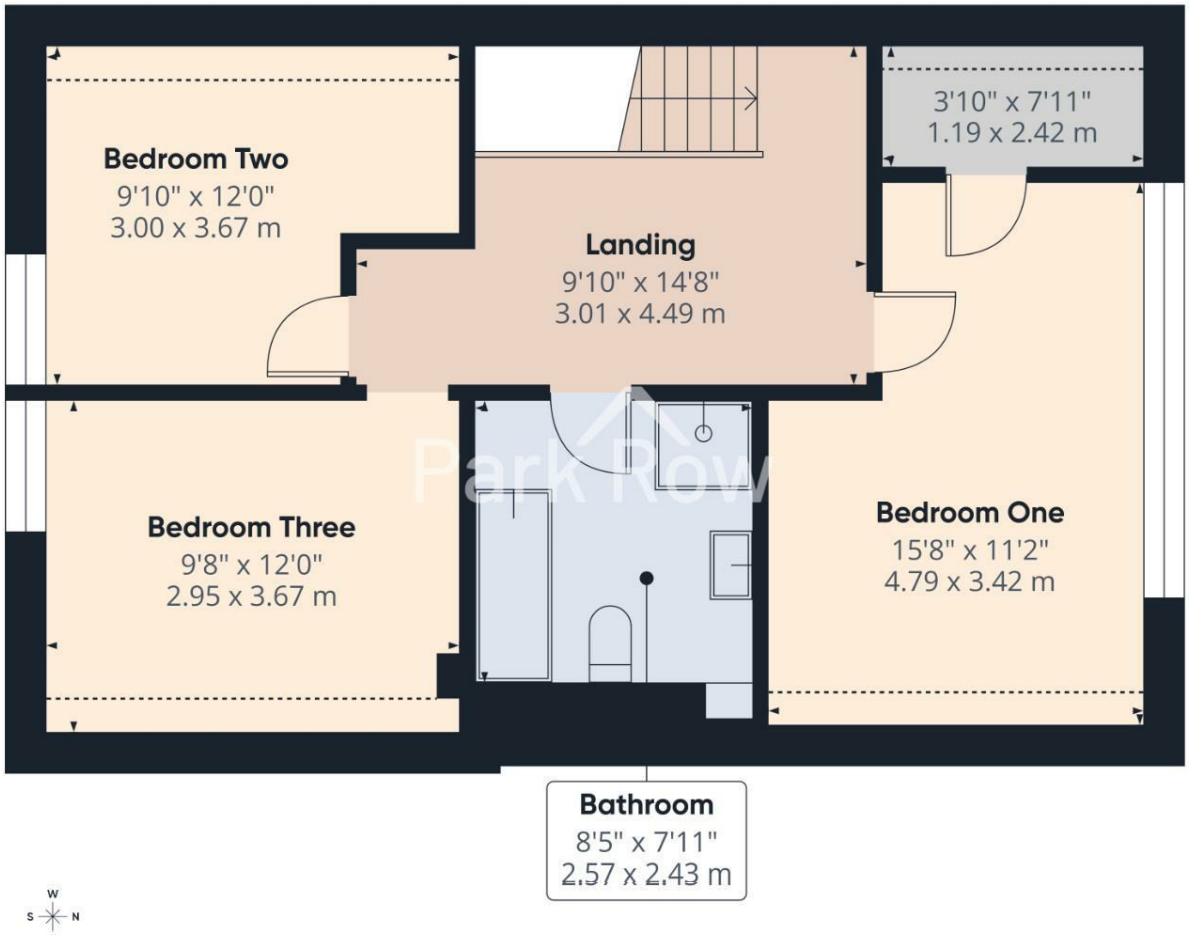
(1) Excluding balconies and terraces

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.

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Park Row

Approximate total area(1)

586 ft²

54.5 m²

Reduced headroom

35 ft²

3.2 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.

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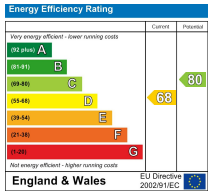


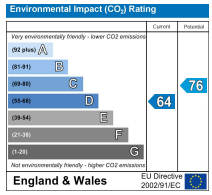




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