

# Park Row

The proactive estate agent



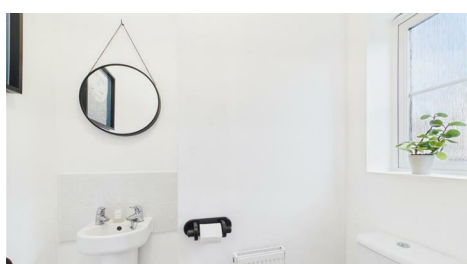
**Field View, South Milford, Leeds, LS25 5GH**

**Offers In Excess Of £240,000**



**\*\*END-TERRACE\*\*THREE BEDROOMS\*\*OFF STREET PARKING\*\*ENCLOSED REAR GARDEN THAT BACKS ONTO FIELDS\*\*MODERN OPEN PLAN KITCHEN/DINING ROOM\*\*MODERN BATHROOM + DOWNSTAIRS W/C\*\***

**VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! WE ARE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS!**



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## INTRODUCTION

Nestled in the charming area of Field View, South Milford, Leeds, this delightful end-terrace house presents an excellent opportunity for first-time buyers and small families alike. With three well-proportioned bedrooms, this home offers ample space for comfortable living.

Upon entering, you are greeted by a welcoming reception room that flows seamlessly into a beautifully designed open-plan kitchen and dining area. This inviting space is perfect for entertaining and family gatherings, featuring double doors that open directly onto the enclosed rear garden. The garden, which backs onto picturesque fields, provides a serene backdrop and ensures privacy, as there are no properties overlooking from behind.

The property also boasts a convenient downstairs w/c, adding to the practicality of the home.

Additionally, off-street parking for two vehicles ensures that you will never have to worry about finding a space. This end-terrace home combines modern living with a peaceful setting, making it an ideal choice for those looking to settle in a friendly community. With its thoughtful layout and attractive features, this property is not to be missed.

## GROUND FLOOR ACCOMMODATION

### ENTRY

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

### HALLWAY

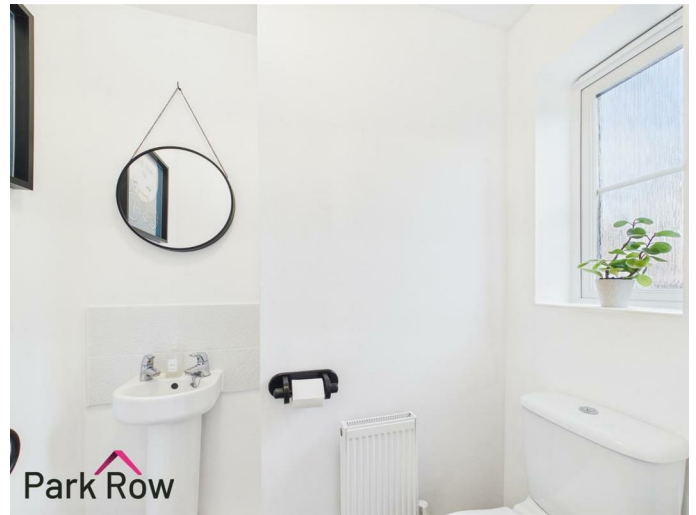
3'7" x 10'0" (1.10 x 3.07)



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

### W/C

2'8" x 5'10" (0.83 x 1.79)



An obscure double glazed window to the front elevation and includes; a close coupled w/c, a pedestal hand basin with chrome taps over and tiled splashback plus a central heating radiator.

### LIVING ROOM

12'11" x 14'1" (3.95 x 4.31)



A double glazed window to the front elevation, two central heating radiators and an internal door which leads into;



**KITCHEN/DINING ROOM**  
 16'1" x 10'5" (4.91 x 3.19)



A double glazed window to the rear elevation, matt grey wall and base units with LED under-lighting to the wall units, square edge laminate worktop, built in oven, four ring gas hob with a built in extractor fan over and stainless steel splashback, space for a freestanding fridge/freezer, space and plumbing for a dishwasher, built in washing machine, a door which leads into an under-stairs storage cupboard, a central heating radiator and a double glazed double doors which leads out to the rear garden.

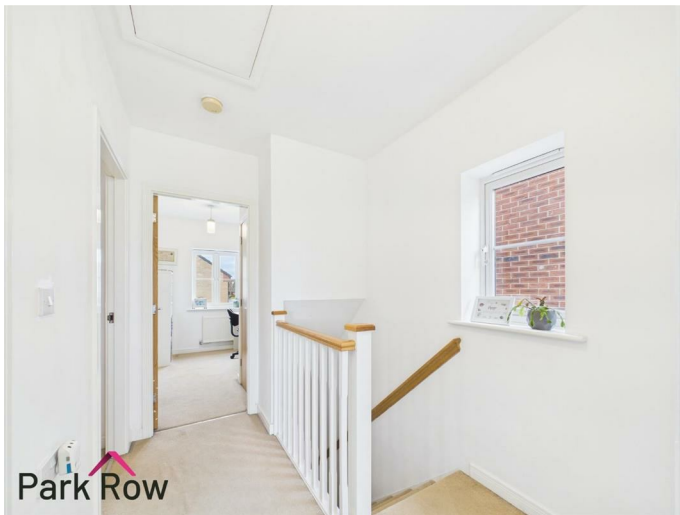




## FIRST FLOOR ACCOMMODATION

### LANDING

6'4" x 8'6" (1.95 x 2.61)



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

### BEDROOM ONE

8'9" x 13'7" (2.67 x 4.15)



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

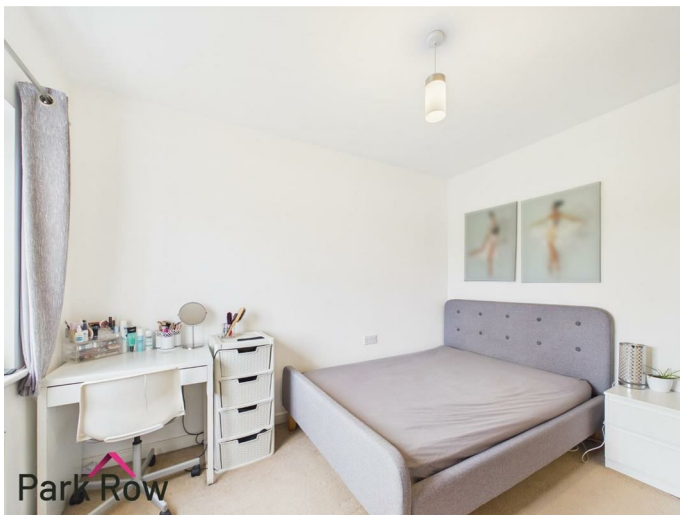


## BEDROOM TWO

9'4" x 11'2" (2.85 x 3.41)



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

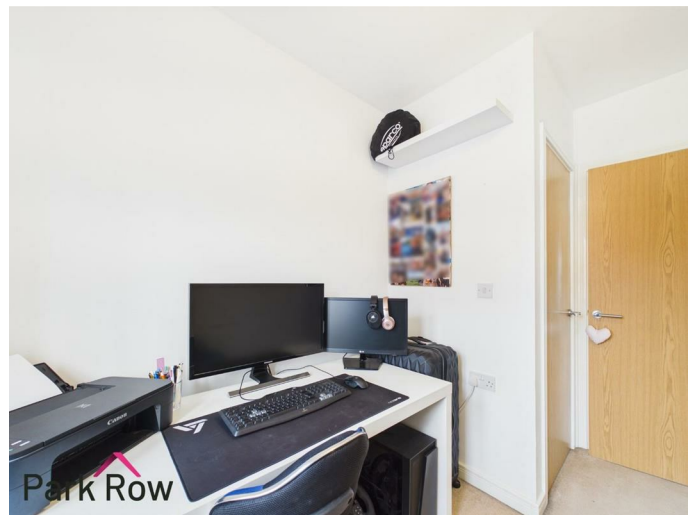


## BEDROOM THREE

7'1" x 9'10" (2.17 x 3.01)



A double glazed window to the front elevation, a central heating radiator and a door which leads into a storage cupboard.



## BATHROOM

6'5" x 5'11" (1.97 x 1.82)



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 above and a glass shower screen, fully tiled to the bath and half tiled to the rear elevation wall plus a white heated towel rail.

## EXTERIOR

### FRONT



To the front of the property there is a concrete driveway with space for parking, a paved pathway which leads to the entrance door and down the side of the property to the rear garden, access into the entrance and bushes to the left hand side.

## REAR



Accessed via the pathway at the front of the property or through the double doors in the kitchen/dining room where you will step out onto; a paved patio area with space for seating, space for an outdoor shed with space for storage, perimeter wooden fencing to all three sides and the rest is mainly lawn.



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## 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



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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.

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.

## TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: C

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.

## 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.

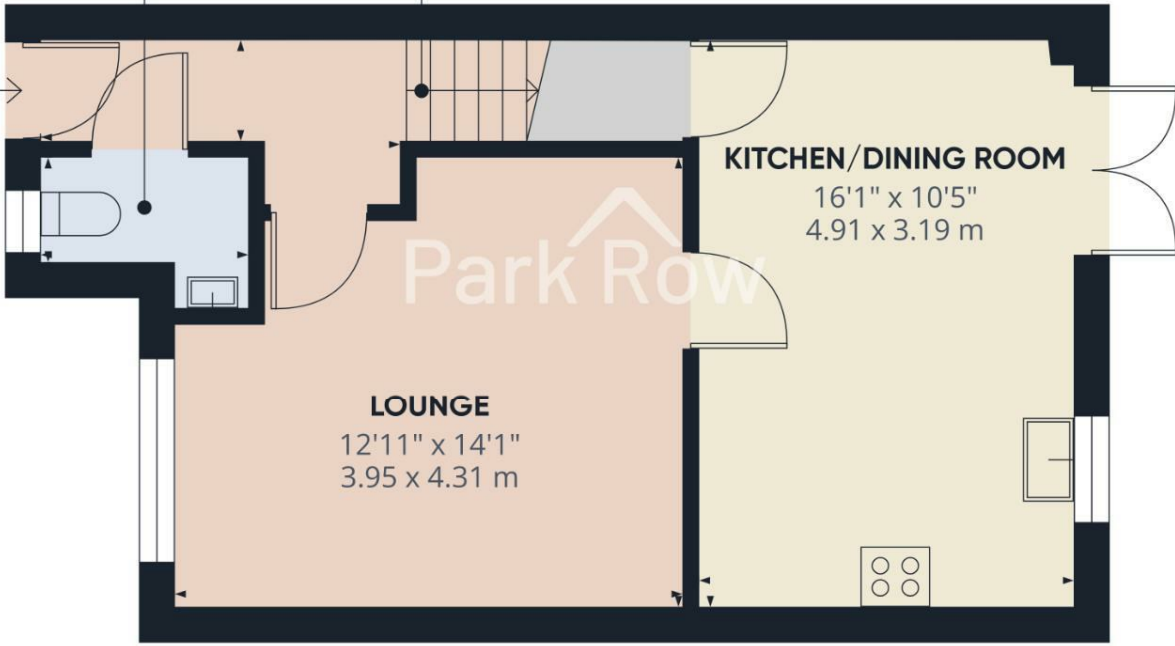
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.



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**WC**  
2'8" x 5'10"  
0.83 x 1.79 m

**ENTRANCE HALLWAY**  
3'7" x 10'0"  
1.10 x 3.07 m



**KITCHEN/DINING ROOM**  
16'1" x 10'5"  
4.91 x 3.19 m

**LOUNGE**  
12'11" x 14'1"  
3.95 x 4.31 m

Approximate total area<sup>(1)</sup>  
419 ft<sup>2</sup>  
38.9 m<sup>2</sup>

(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



Floor 0

**BEDROOM THREE**

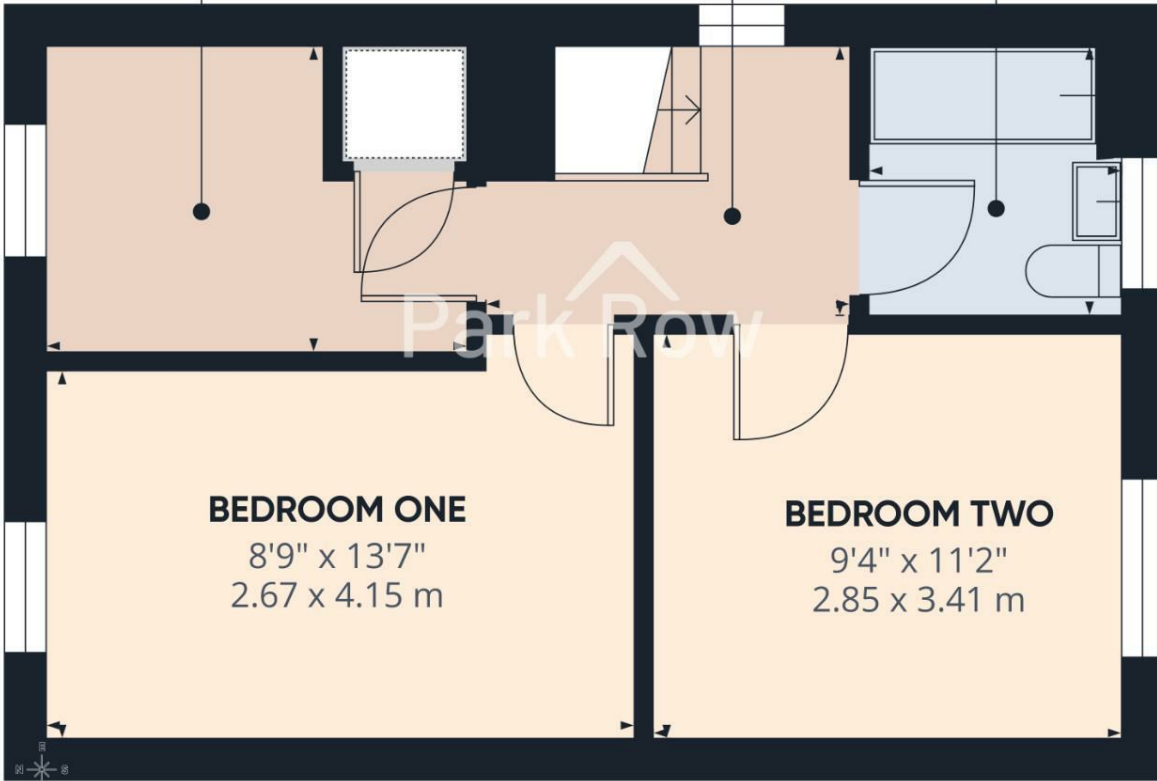
7'1" x 9'10"  
2.17 x 3.01 m

**LANDING**

6'4" x 8'6"  
1.95 x 2.61 m

**BATHROOM**

6'5" x 5'11"  
1.97 x 1.82 m



Floor 1

Approximate total area<sup>(1)</sup>  
362 ft<sup>2</sup>  
33.6 m<sup>2</sup>

(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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 sherburn@parkrow.co.uk

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A			Very environmentally friendly - lower CO <sub>2</sub> emissions	(22-40) A		
(81-91) B				(31-41) B			
(69-80) C				(39-45) C			
(55-68) D				(46-54) D			
(39-54) E				(55-62) E			
(21-38) F				(63-75) F			
(1-20) G				(76-100) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	78	83	England & Wales	EU Directive 2002/91/EC		



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