Park Row

The proactive estate agent

Pickering Place, Garforth, Leeds, LS25 2QJ

Offers In Excess Of £375,000

4 | 3 | 1 | B

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INTRODUCTION

Nestled in the charming area of The Poplars and Aspen Park, Garforth, Leeds, this delightful four-bedroom semi-detached town house is on a private road on Pickering place set back from the main road. Offering a perfect blend of comfort and modern living. Spanning an impressive 1,372 square feet, this property is ideal for families seeking a spacious and well-appointed home.

Upon entering, you are greeted by a welcoming reception room that sets the tone for the rest of the house. The ground floor features a convenient downstairs WC, ensuring practicality for both residents and guests. the kitchen dining room offers a perfect space for family meals and entertaining friends.

The property boasts four generously sized bedrooms, including a master suite complete with an ensuite bathroom for added privacy. In addition, there are two further bathrooms, one located on each of the upper floors, making morning routines a breeze for the whole family.

Outside, you will find off-road parking for two vehicles, along with a garage for additional storage. The enclosed rear garden provides a safe and private outdoor space, ideal for children to play or for hosting summer barbecues.

With an Energy Performance Certificate rating of B, this home is not only stylish but also energy-efficient, making it a wise choice for the environmentally conscious buyer.

This semi-detached town house in Garforth is a rare find, combining modern amenities with a welcoming atmosphere. It is perfectly positioned for local amenities - walking distance to both Garforth Leisure Centre and Glebiblands Park for recreational activities, schools, and transport links - just a 10 minute walk to 2 train stations and then a 15 minute commute into Leeds. making it an excellent choice for those looking to settle in a vibrant community. Don't miss the opportunity to make this wonderful property your new home.

GROUND FLOOR ACCOMMODATION

ENTRY

Enter through a sage green composite door with an obscure double glazed panel within, which leads into;

HALLWAY

14'6" x 3'11" (4.43 x 1.21)

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

LIVING ROOM

15'2" x 10'9" (4.64 x 3.30)

A double glazed window to the front elevation, a central heating radiator, a bespoke built media wall, fitted by Sliderobes, a panoramic fire, remote controlled lights and power for a wall mounted TV.

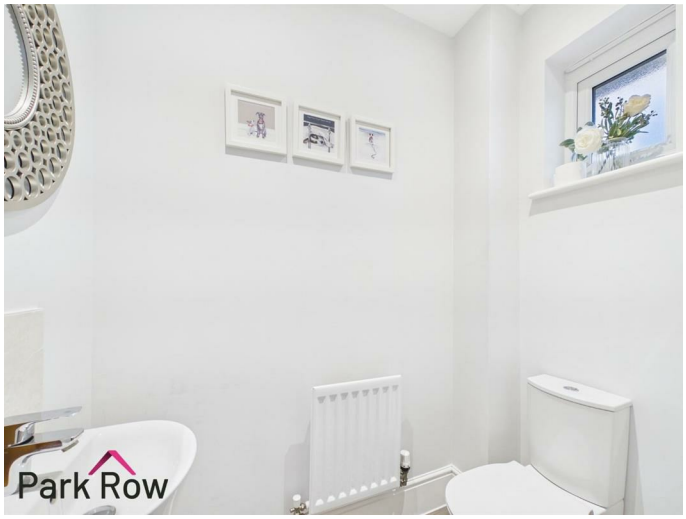
KITCHEN/ DINING ROOM

11'6" x 18'1" (3.53 x 5.52)

Double glazed windows flank double patio doors which lead out to the rear garden, light grey shaker style wall and base units, white quartz worktop, a one and a half stainless steel inset sink with drainer grooves in to the quartz worktop with chrome mixer taps over, four ring gas hob with a built in extractor fan over, built in double oven, the top oven is a microwave combi oven with multiple settings, integral fridge/ freezer, integral dishwasher, LED spotlights to the ceiling, a central heating radiator and an internal door which leads to a storage area with space and plumbing for a washing machine and tumble dryer.

WC

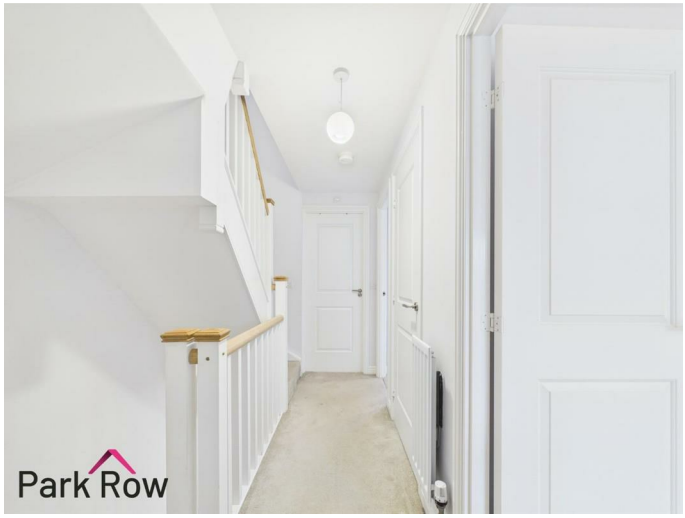
5'8" x 3'1" (1.75 x 0.94)



An obscure double glazed window to the front elevation, a white suite comprising of a close coupled WC, a pedestal sink with chrome mixer taps over and a central heating radiator.

FIRST FLOOR ACCOMMODATION

LANDING



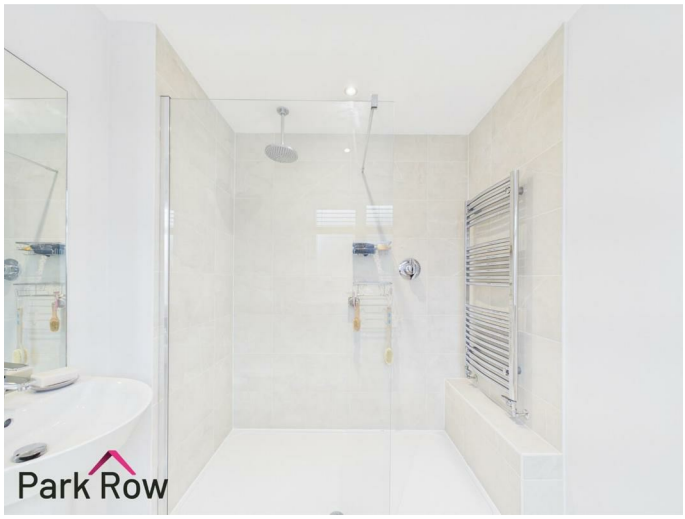
A central heating radiator, a staircase which leads to the second floor accommodation and internal doors which lead into;

BEDROOM ONE

A double glazed window to the rear elevation, a central heating radiator and an internal door which leads into;

ENSUITE

An obscure double glazed window to the rear elevation, a chrome towel rail, a white suite comprising of a close coupled WC, a half-pedestal handbasin with chrome mixer taps over, a walk in shower with a mains mixer shower within and a fixed glass panel screen.



BEDROOM TWO

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

BATHROOM

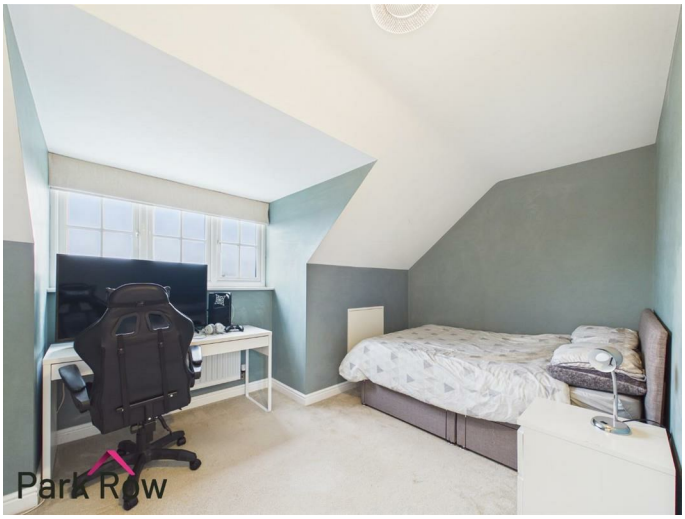
An obscure double glazed window to the front elevation, a chrome towel rail, a white suite comprising of a close coupled WC, a half-pedestal handbasin with chrome mixer taps over, a panel bath with chrome mixer taps over, a mains mixer shower over the bath and a glass panel screen.

SECOND FLOOR ACCOMMODATION

LANDING

A loft hatch and internal doors which lead into;

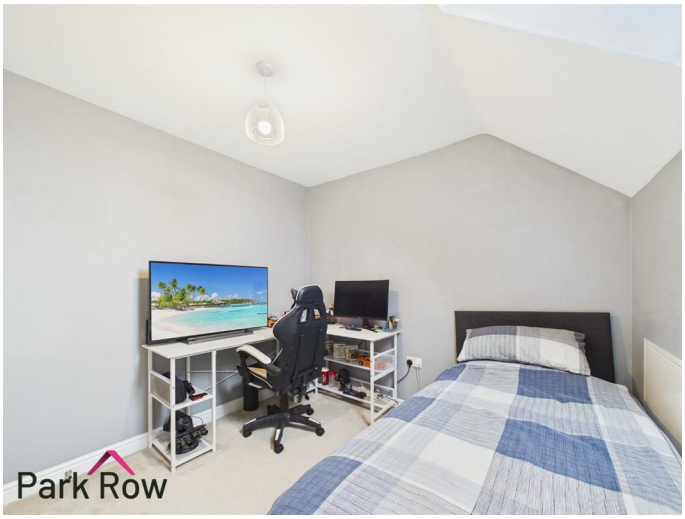
BEDROOM THREE
7'6" x 14'4" (2.30 x 4.38)



A double glazed window to the front elevation, a central heating radiator and access to eaves storage.

BEDROOM FOUR
8'11" x 10'8" (2.74 x 3.26)

A double glazed Velux-style window to the rear elevation, a central heating radiator and access to eaves storage.



BATHROOM
5'7" x 7'0" (1.71 x 2.15)

A double glazed Velux-style window to the rear elevation, a chrome towel rail, a white suite comprising of a close coupled WC, a half-pedestal handbasin with chrome mixer taps over, a panel bath with chrome mixer taps over, a mains mixer shower over the bath and a glass panel screen.

EXTERIOR

FRONT

Decorative pebbles borders to either side of a paved path which leads to the front entrance, tarmac runs to the side of the property providing off street parking with a 7.5kw EV charger and leading to the detached garage and the rear garden.

REAR

Accessed via the wooden pedestrian gate at the side of the property and through the double patio doors in the kitchen, where you will step out on to a paved area with space for seating, the rear of the garden is landscaped with a raised pebbled area with space for seating, space for outdoor storage behind the garage, raised planters with established plants and shrubs, perimeter wooden fencing to two sides and the rest is mainly artificial lawn.

GARAGE

18'8" x 9'10" (5.71 x 3.02)

House a standard three-pin car charger.

AERIAL

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.

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.

TENURE AND COUNCIL TAX

Tenure: Freehold
Local Authority: Leeds
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.

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:

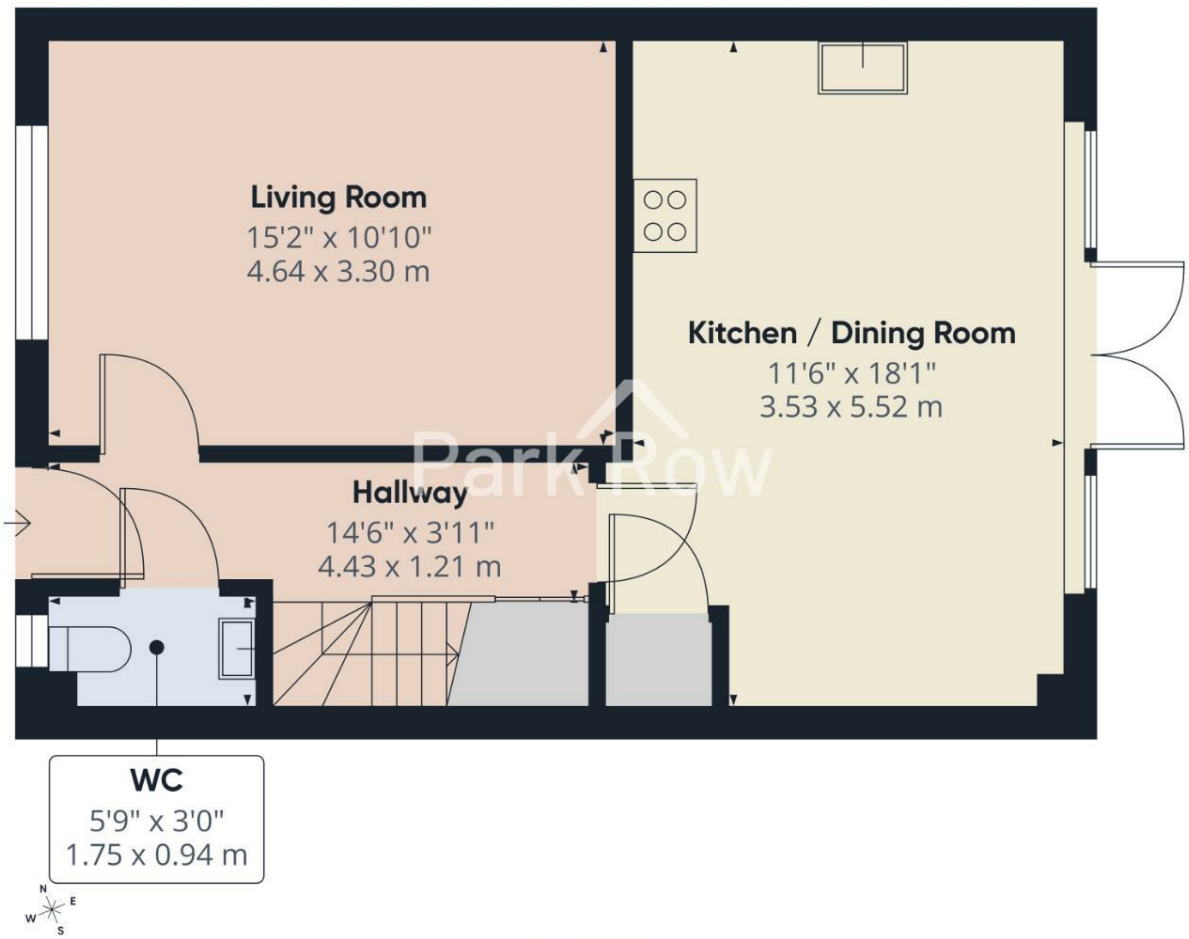
SHERBURN IN ELMET - 01977 681122
SELBY - 01757 241124
GOOLE - 01405 761199
PONTEFRACT & CASTLEFORD - 01977 791133

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.



Floor 0 Building 1

Park Row

Approximate total area(1)

484 ft²

44.9 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.

GIRAFFE360

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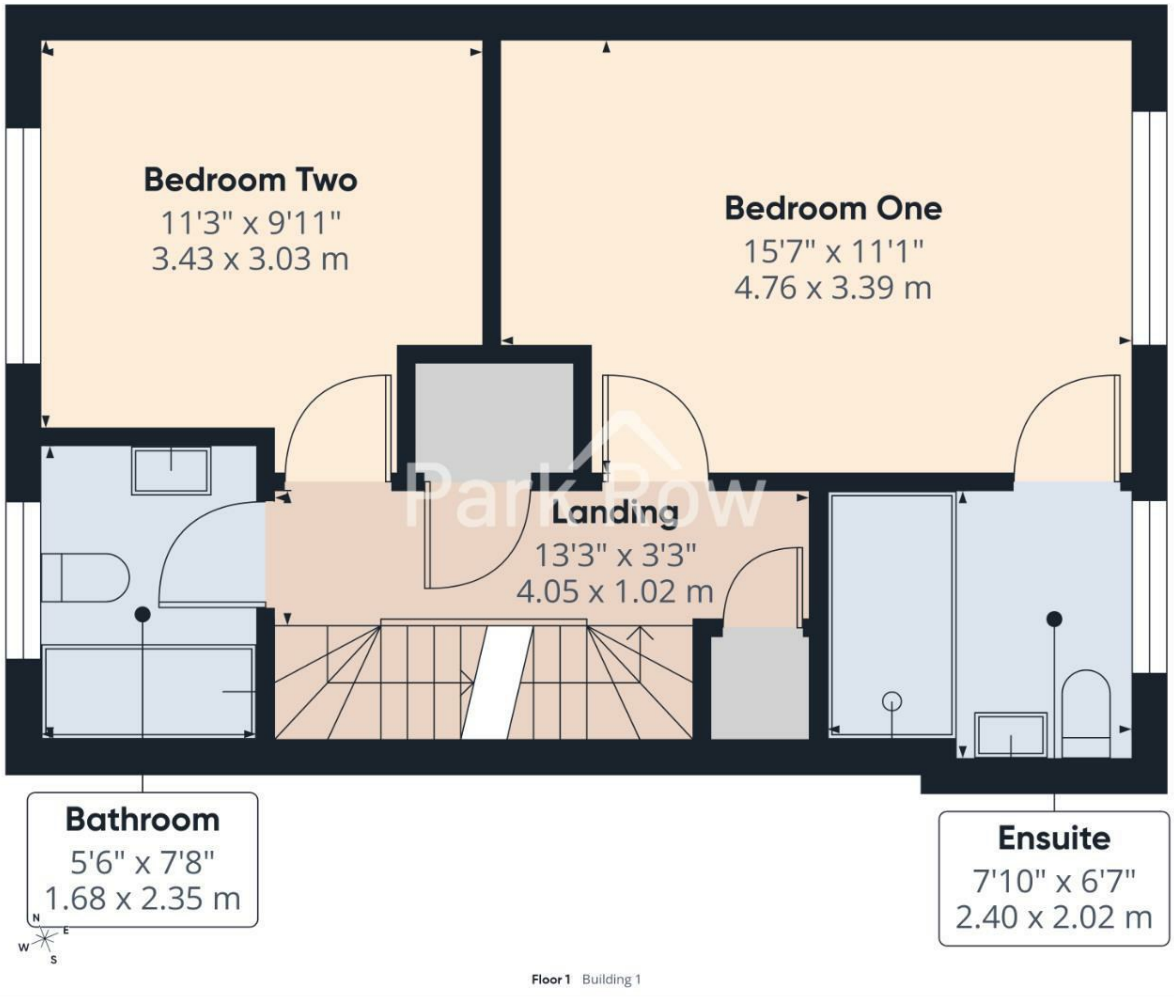

Floor 1 Building 1

Park Row

Approximate total area(1)

435 ft²

40.3 m²

(1) Excluding balconies and terraces

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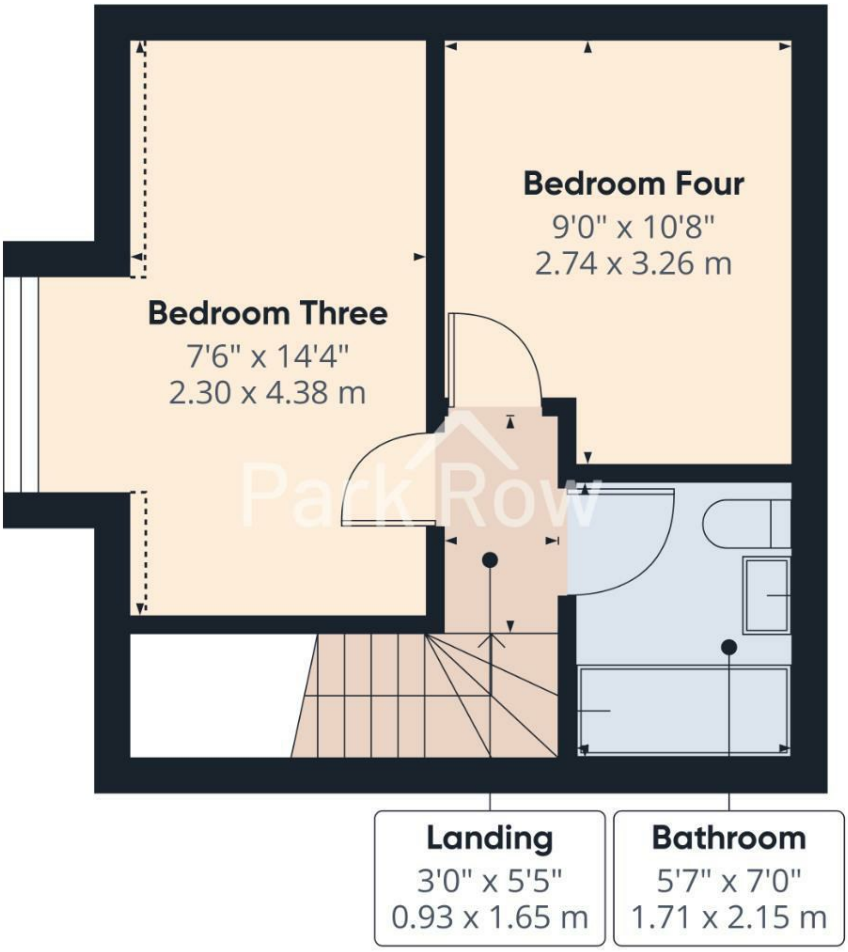

Floor 2 Building 1

Park Row

Approximate total area(1)

268 ft²

24.9 m²

Reduced headroom

3 ft²

0.3 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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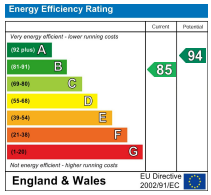

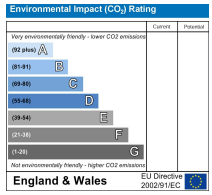

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