

Park Row



Rose Lea Close, Hillam, Leeds, LS25 5HJ

Offers In Excess Of £650,000

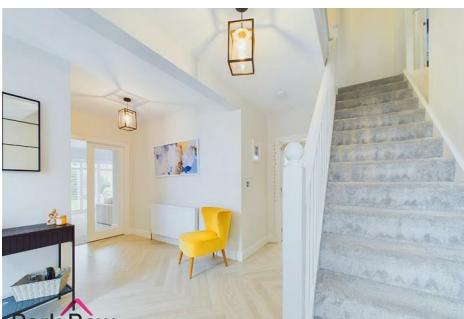


STUNNING THROUGHOUTHIGH SPECIFICATION**DETACHED**FIVE BEDROOMS**GARAGE**PARKING**ENCLOSED REAR GARDEN**SOUTHERN VILLAGE LOCATION**KITCHEN/LIVING/DINING ROOM OF DREAMS**PERFECT HOME FOR A FAMILY**TWO EN-SUITES**

Delve into the dazzling grandeur of this 2174.31 square feet exquisite abode tucked away in the tranquil vicinity of Rose Lea Close, Hillam. Spread majestically over two levels, this home boasts five plush bedrooms and three bathrooms, ensuring ample privacy and leisure space for each family member. The ground floor is an entertainer's dream companion, featuring a seamless fusion of a chic, commodious kitchen with integral appliances alongside an island in the centre, a warm, welcoming living space and a modern, elegant dining area. Bi-fold doors invite you to a lush rear garden, perfect for weekend barbecues, while expansive skylights flood indoor spaces with warmth and vibrancy. A sizable, cosy living room with picturesque windows, a utility room housing a washer/dryer and ample space for an American style fridge/freezer, and a garage with apt storage space further add to the level's allure. Ascend the stairs to witness sumptuously designed bedrooms, an office-bedroom fusion, and three bathrooms, with all showcasing a lavish walk-in waterfall shower. The home's desirable location complements its luxury, placing it steps from peaceful country pubs such as the Cross Keys Inn and The Crown, the reputable Monk Fryston C of E Primary School, the lavish Monk Fryston Hall Hotel, the expansive Lowfield Meadow Enclosed Dog Exercise Field, and a plethora of local dog-walking routes. This home is more than just a dwelling—it's a lifestyle awaiting your arrival.

ENERGY PERFORMANCE; EPC Rating C / Council Tax Band F - Selby District Council

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

Enter through black double composite doors with frosted glass panels surrounding which leads into;

ENTRANCE HALLWAY

12'9" x 10'8" (3.90 x 3.27)

Stairs leading up to the first floor accommodation, bespoke built in under-stairs storage cupboards which is the perfect storage for shoes/boots, herringbone flooring, central heating radiator and internal doors leading into;



DOWNSTAIRS W/C

7'0" x 3'6" (2.15 x 1.09)



Obscure glass double glazed window to the front elevation and includes a white suite comprising; close coupled w/c with a concealed cistern and a push button flush set within a white gloss unit with a rose gold effect detail,

LOUNGE

22'7" x 11'10" (6.89 x 3.61)



Sizeable double glazed window to the rear elevation and a double glazed window to the side elevation both with bespoke shutters, radiators and television points.





KITCHEN/LIVING

25'11" x 19'8" (7.92 x 6.01)



The kitchen/living and dining area is all open plan and the kitchen/living area includes; two sets of double glazed bi-fold doors with built in blinds which lead out to the rear garden, two double glazed pitched sky-lights allowing in floods of light, Comet grey handle-less concrete effect wall and base units to the side wall with built in lighting, two integral ovens, integral warming tray, stainless steel drainer sink with chrome Quooker taps over set within the worktop, integral dishwasher, matt pearl grey concrete-effect island to the centre with space for seating all around, induction hob with a built in extractor fan set within the island, integral wine cooler set within the island, television points, herringbone flooring throughout, door leading into the utility room and an open area leading into;





DINING

13'3" x 10'10" (4.06 x 3.32)

The kitchen/living and dining area are all open plan and the dining area includes space for a dining room table, herringbone flooring, central heating radiator.

UTILITY

16'2" x 7'10" (4.93 x 2.39)



Park Row

Obscure double glazed window to the side elevation, composite door with an obscure glass insert leading out to the rear garden, Pearl Grey concrete-effect wall and base units matching the island in the kitchen, space for a freestanding American style fridge freezer, stainless steel drainer sink with chrome taps over, space and plumbing for a washing machine and a dryer, roll-edge laminate worktop, herringbone-effect flooring and is a great space for storage.

FIRST FLOOR ACCOMMODATION

LANDING

8'8" x 6'11" (2.65 x 2.12)

L-shaped space which includes; loft access, full length built in white wooden units which are a mixture of cupboards and shelves to create fantastic space for storage plus internal doors which lead into;

BEDROOM ONE

15'9" x 11'8" (4.82 x 3.58)



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Double glazed window to the side elevation with built in bespoke shutters, central heating radiator and an internal door leading into;

ENSUITE

11'10" x 6'5" (3.61 x 1.96)



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Double glazed window to the front elevation with built in bespoke shutters, obscure glass double glazed window to the side elevation and includes a white suite comprising; close coupled w/c with a concealed cistern and a push button flush set within a white gloss vanity unit with a rose gold effect detail, hand basin with chrome taps over set within a matching unit to the w/c but with space for storage, LED mirrored unit with space for storage, walk in shower with a mains waterfall shower head and a smaller shower attachment above plus a glass shower screen, freestanding bath with a waterfall tap above, fully tiled floor to ceiling with a tiled alcove inside the shower creating space for storage, spotlights to the ceiling, fully tiled flooring and a grey towel radiator.

BEDROOM TWO

18'11" x 8'2" (5.77 x 2.50)



Double glazed window to the front elevation, central heating radiator and an internal door which leads into;

ENSUITE

8'1" x 4'0" (2.48 x 1.24)



Obscure glass double glazed window to the rear elevation and included a white suite comprising; close coupled w/c with a concealed cistern and a push button flush plus a hand basin with chrome taps over set within a grey gloss vanity unit with a rose gold effect detail, mirrored vanity unit to the wall with space for storage, walk in shower with a mains waterfall shower head and a smaller shower attachment above plus a glass shower screen, fully tiled floor to ceiling with a tiled alcove within the shower for storage, spotlights to the ceiling and a grey towel radiator.

BEDROOM THREE

11'0" x 10'3" (3.36 x 3.13)



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

BEDROOM FOUR

10'10" x 6'10" (3.32 x 2.09)



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

BEDROOM FIVE/OFFICE

7'0" x 6'11" (2.14 x 2.11)

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

FAMILY BATHROOM

6'11" x 6'10" (2.11 x 2.10)



Obscure glass double glazed window to the front elevation and includes a white suite comprising; close coupled w/c with a concealed cistern and push button flush plus a hand basin with chrome taps over set within the same navy blue unit with space for storage and a worktop to create storage, LED mirrored vanity unit with space for storage, walk in shower with a mains waterfall shower head and a smaller shower attachment above plus a glass shower screen, fully tiled floor to ceiling with a tiled alcove within the shower, spotlights to the ceiling. and a grey vertical towel radiator.

EXTERIOR

FRONT



To the front of the property there is a block paved driveway with space for a couple of vehicles, access to the garage, outdoor lighting, stone chimney pillar which adds character and also access into the rear garden through a pedestrian gate.



GARAGE

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

Accessed via an electric roller shutter door from the driveway and is a great space for storage.

REAR



Accessed via pedestrian gates on both sides of the property from the front or through both Bi-fold doors in the kitchen/dining/living area where you will step out onto; curved paved area with space for seating running along the whole back of the property, planter filled with decorative stones and establishes trees, space for an outdoor shed and a greenhouse, outdoor lighting, curved border surrounding filled with various species of mature trees and bushes and conifers, perimeter wooden fencing to all three sides and the rest is mainly lawn.





OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed, 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:

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

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.

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.

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.

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.



Park Row



Approximate total area⁽¹⁾
1338.15 ft²
124.32 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360





T 01977 681122
W www.parkrow.co.uk

34 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BA
sherburn@parkrow.co.uk

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(59-68)	D		
(48-57)	E		
(37-46)	F		
(26-35)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Target
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(59-68)	D		
(37-46)	E		
(26-35)	F		
(15-25)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			