Park Row

The proactive estate agent



Prospect Terrace, Leeds, LS25 4DJ

Offers In Excess Of £220,000

2 1 1 D

Nestled in the Prospect Terrace area of Leeds, this recently renovated end-terrace home offers 892 sq ft of versatile accommodation, making it ideal for first-time buyers. Featuring two well-proportioned bedrooms and a modern shower room, the property also benefits from a thoughtfully designed side extension with its own W/C, providing a self-contained space ideal for a home office, business area or quiet retreat. Externally, there are both front and rear yards, perfect for relaxing or entertaining. Offered with no onward chain, this home combines contemporary finishes with a practical layout in a vibrant Leeds location, close to modern amenities and a welcoming community.

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 Prospect Terrace area of Leeds, this recently renovated end-terrace house offers an exceptional opportunity for first-time buyers. Spanning an impressive 892 square feet, the property features two well-proportioned bedrooms and a modern shower room, ensuring both comfort and convenience for its occupants.

One of the standout aspects of this delightful home is the thoughtfully designed extension to the side. This self-contained space includes a convenient W/C, making it ideal for use as a home office or a business area, perfectly catering to the demands of contemporary living. Whether you are working from home or seeking a quiet retreat, this versatile area presents endless possibilities.

Additionally, the property boasts both front and rear yards, providing ample outdoor space for relaxation or entertaining guests. The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

With its contemporary finishes and practical layout, this end-terrace house is not merely a place to live, but a place to thrive. Don’t miss the chance to make this lovely property your own in the vibrant city of Leeds, where modern amenities meet a welcoming community atmosphere.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a white uPVC door with an obscure double glazed glass panel within which leads into;

HALLWAY

3'4" x 2'7" (1.03 x 0.80)

A door which leads to the stairs and an internal door which leads into;

LOUNGE

12'7" x 13'1" (3.85 x 4.01)



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



KITCHEN
9'6" x 10'1" (2.90 x 3.09)



A double glazed window to the rear elevation, central heating radiator, wooden base units, white wall units, stainless steel drainer sink with mixer tap over, fully tiled back splash, electric hob with a built in extractor fan over, integral oven, space and electrics for a free-standing fridge/freezer, white uPVC door with a double glazed window above which leads out to the rear garden and an internal door which leads into;





UTILITY ROOM
3'8" x 14'10" (1.12 x 4.53)
A double glazed window to the rear elevation, central heating radiator with space and plumbing for a free-standing washing machine.

SECOND FLOOR ACCOMMODATION

LANDING
6'11" x 2'8" (2.13 x 0.82)
Loft hatch access and internal doors which lead into;

BEDROOM ONE
12'8" x 13'3" (3.88 x 4.04)



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



BEDROOM TWO
8'5" x 10'2" (2.57 x 3.11)



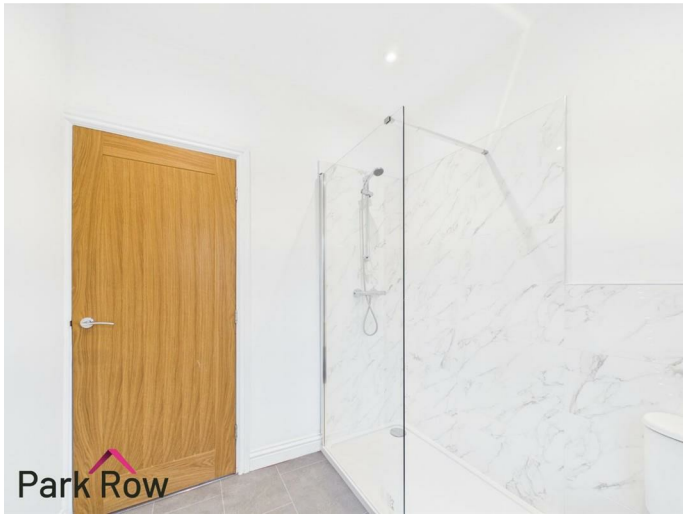
A double glazed window to the rear elevation, central heating radiator and a black fireplace.



SHOWER ROOM
6'11" x 7'1" (2.12 x 2.17)



An obscure double glazed window to the rear elevation, glossy white vanity unit with space for storage, inset hand wash basin with a chrome tap over, tiled back splash, close-coupled w/c, heated chrome towel rack and a fully tiled mains shower with a glass shower screen.



EXTERIOR

FRONT



Stone steps up to the front door, space for grass area and wooden fencing to the left hand side.

REAR



Accessed via the door in the kitchen and the door in the home office/business space, stone tiles to the whole yard, space for seating, steps at the rear which lead to a metal gate out to a public pathway, stone wall to the left hand side and a brick wall to the rear.



HOME OFFICE/BUSINESS SPACE

9'8" x 21'5" (2.95 x 6.55)



This space has lots of potential to be used as a home office/business space and includes; stone stairs with metal handrails at the side of the property which lead up to the front door, white uPVC door with an obscure double glazed window within, two double glazed windows to the side elevation, central heating radiator, white uPVC door which leads out to the rear yard and an internal door which leads into;











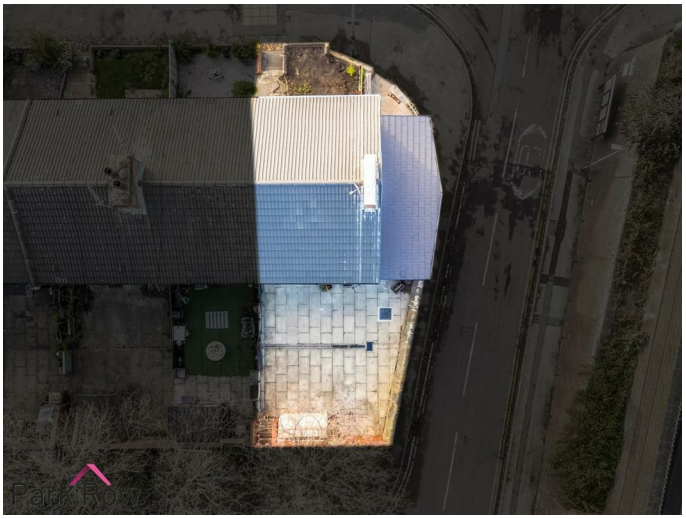
W/C

5'3" x 2'3" (1.61 x 0.71)



Obscure double glazed window to the side elevation, close-coupled w/c and half-wall tiling.

AERIAL PHOTO



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.

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.

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

TENURE AND COUNCIL TAX

Tenure: Freehold
Local Authority: North Yorkshire Council
Tax Banding: A

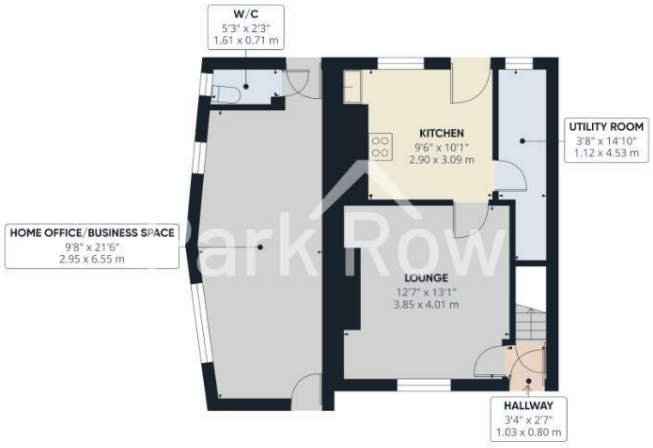
Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

VIEWINGS

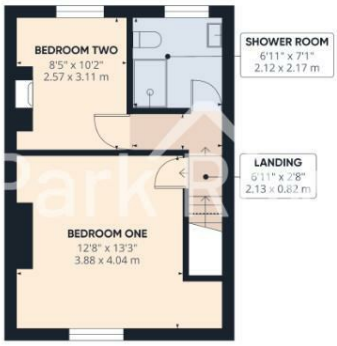
Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

AGENTS NOTES

Please note that some images within this brochure have been digitally enhanced using virtual staging techniques. Furniture, furnishings, and décor shown are for illustrative purposes only and may not be present in the property. The images are intended to demonstrate the potential use and layout of the space. Prospective purchasers should rely on physical inspections and not solely on the images provided.



Floor 0



Floor 1

Park Row

Approximate total area(1)

892 ft²

82.7 m²

(1) Excluding balconies and terraces

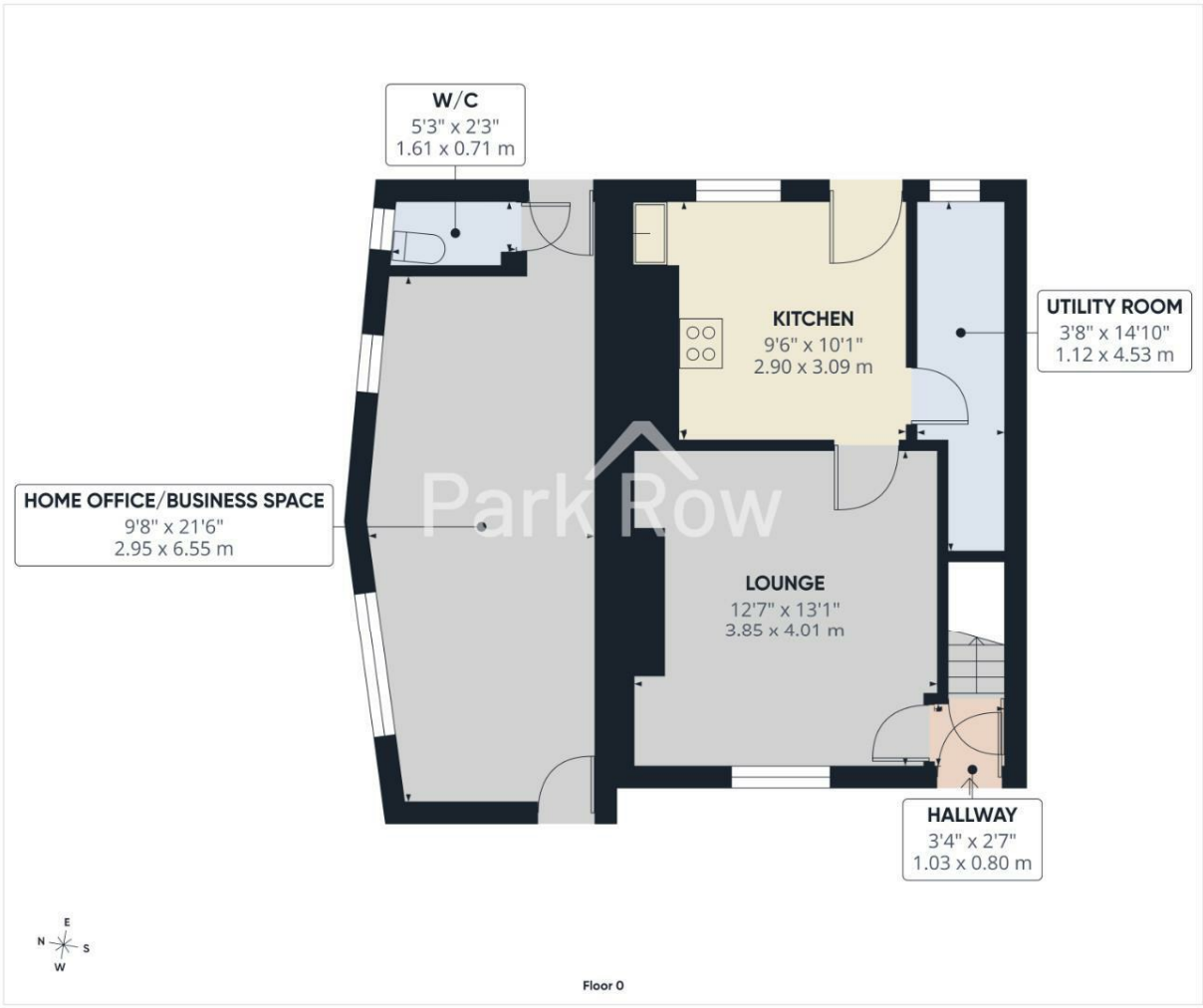
Reduced headroom

..... 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.

GIRAFFE360

MEMBER FIA BY INVITATION ONLY
FEDERATION OF INDEPENDENT AGENTS



Park Row

Approximate total area(1)

557 ft²

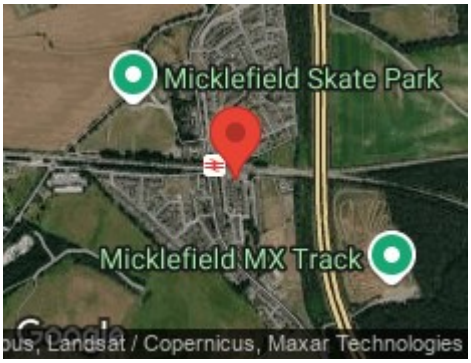
51.7 m²

(1) Excluding balconies and terraces

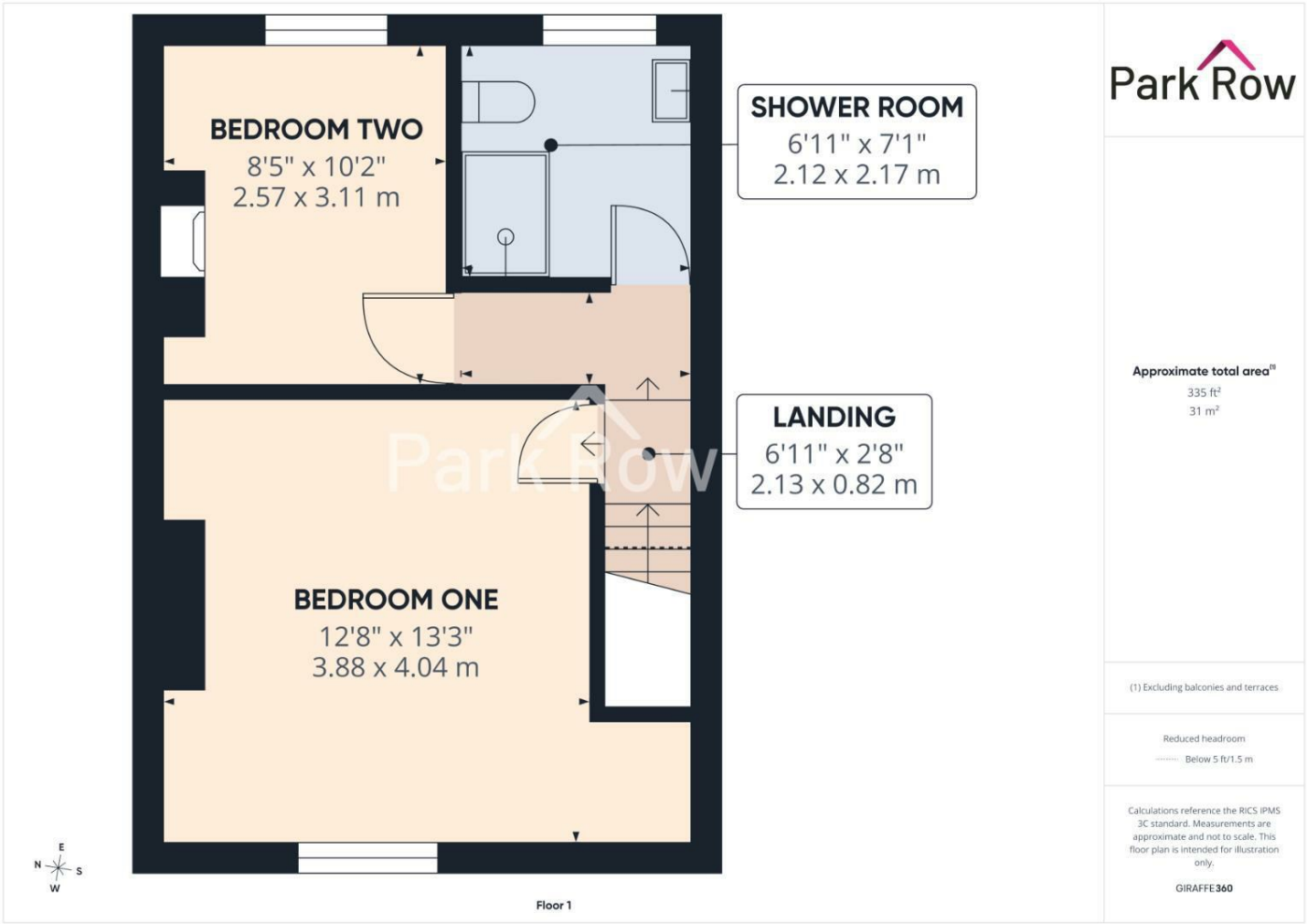
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

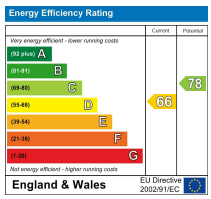
GIRAFFE360

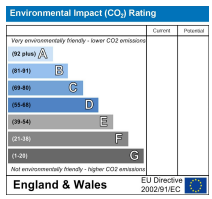












T 01977 681122
W www.parkrow.co.uk

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

MEMBER FIA BY INVITATION ONLY
FEDERATION OF INDEPENDENT AGENTS