

Park Row

The proactive estate agent



Beech Drive, South Milford, Leeds, LS25 5NN

Offers In Excess Of £230,000



****UNIQUE MID TERRACE HOME**THREE BEDROOMS**OFF STREET PARKING**ENCLOSED REAR GARDEN**GARAGE**PERFECT FOR FAMILIES AND FIRST TIME BUYERS****

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!'



FEDERATION
OF INDEPENDENT
AGENTS

INTRODUCTION

Nestled in the desirable area of South Milford, Leeds, this charming mid-terrace house on Beech Drive offers a perfect blend of comfort and convenience. Spanning an impressive 866 square feet, the property features three bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you will be greeted by a warm and inviting atmosphere. The layout is thoughtfully designed, ensuring a seamless flow throughout the living spaces. The property boasts a recently renovated bathroom and a spacious kitchen/ding/living room, perfect for culinary enthusiasts. The highlight of the room is the double doors that lead directly into the rear garden, allowing for an abundance of natural light and easy access to outdoor entertaining.

Outside, the property benefits from both front and rear gardens, providing a lovely space for relaxation or gardening enthusiasts. Additionally, there is off-street parking available for one vehicle, adding to the convenience of this delightful home.

South Milford is a sought-after location, known for its friendly community and excellent amenities. With easy access to local shops, schools, and transport links, this property is perfectly positioned for both work and leisure.

In summary, this mid-terrace house on Beech Drive is a fantastic opportunity for anyone looking to settle in a vibrant and welcoming neighbourhood. With its ample living space, outdoor areas, and convenient parking, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your new home.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a black uPVC door with double glazed obscure glass within which leads into;

PORCH

5'10" x 3'6" (1.80 x 1.08)



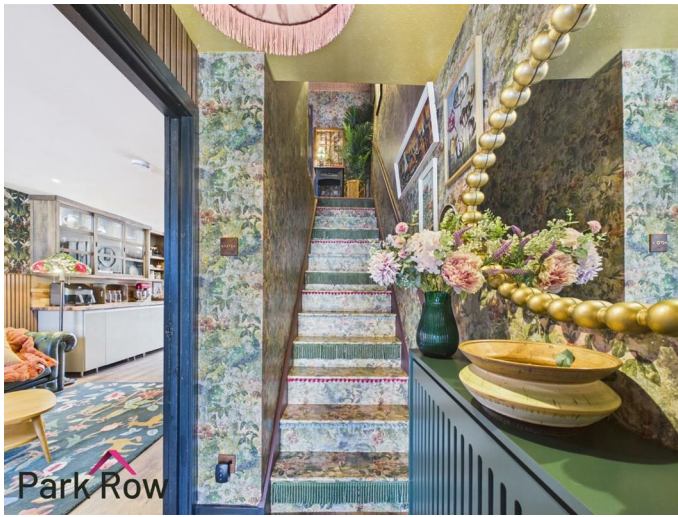
Electric radiator and clear glazed panelled door which leads into;

ENTRANCE HALLWAY

4'0" x 5'9" (1.23 x 1.76)



Stairs which lead up to the first floor accommodation, a central heating radiator and an internal wooden door with an obscure glazed panel within which leads into;



KITCHEN/DINING/LIVING AREA

11'4" x 34'9" (3.46 x 10.60)



The lounge area includes: A double glazed uPVC window to the front elevation and a cast iron radiator.

The kitchen/dining area includes; Newly fitted kitchen with a mixture of light grey handle-less base units and wooden wall units with sliding doors,, a built in wooden tall unit with shelves and drawers, a double basin stainless steel sink with black tap over, integral under counter fridge, integral under-counter freezer, integral washing machine, an island to the centre with matching base units and a wooden work top plus ample space for seating, an induction hob and a built in oven set within the island, a door which leads into a storage cupboard that has electrics and plumbing for a w/c, two stainless steel vertical radiators and double glazed double doors which lead out to the rear elevation.





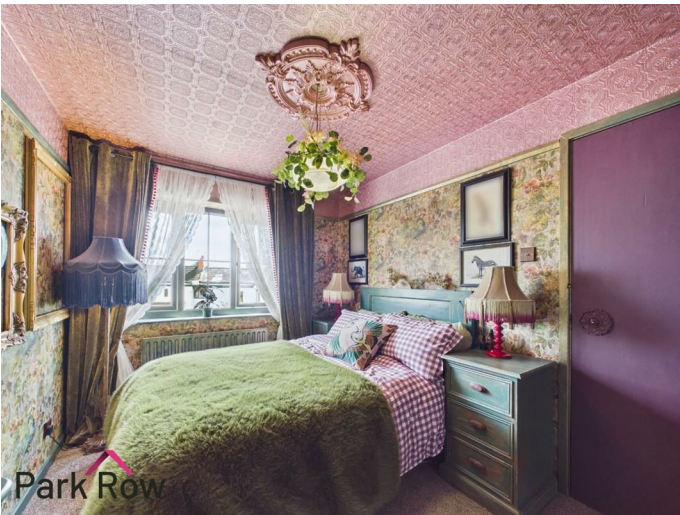
FIRST FLOOR ACCOMMODATION

LANDING
2'10" x 11'1" (0.88 x 3.40)



Loft hatch to ceiling, a storage cupboard and internal doors which lead into;

BEDROOM ONE
8'4" x 13'3" (2.56 x 4.06)



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



BEDROOM TWO

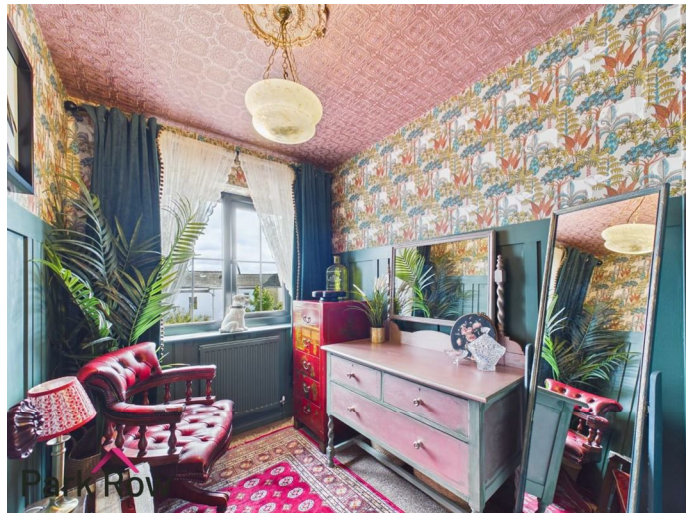
8'5" x 12'5" (2.57 x 3.79)



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

BEDROOM THREE

6'2" x 7'6" (1.88 x 2.29)

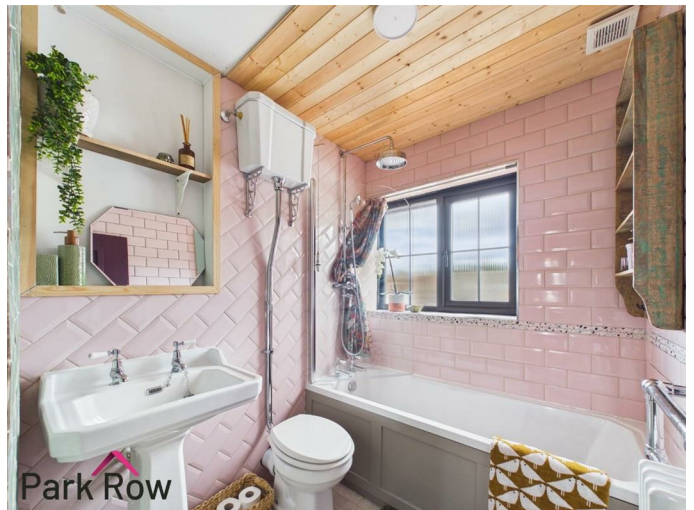


A double glazed window to the rear elevation and a central heating radiator.



BATHROOM

5'6" x 6'4" (1.69 x 1.94)



A double glazed obscure window to the front elevation and includes; a high level w/c, a vintage-style pedestal hand basin with chrome taps over, a main shower with a waterfall head and glass shower screen over the bath, a panel bath with chrome taps over, a vintage-style towel rail and it is fully tiled floor to ceiling with pink NYC style subway tiles.

EXTERIOR



FEDERATION
OF INDEPENDENT
AGENTS

FRONT



To the front of the property there is a paving stone pathway to the front door, a wooden fence to the left hand side, a brick built dwarf wall to the right and the rest of the front garden is laid with decorative stones.



REAR



Accessed via the double doors in the kitchen/dining/living area or through the gate in the rear garden where you will step out onto; a wooden decked area with LED light inserts and space for seating, a decked pathway, borders filled with decorative stones, outdoor electrical point, a wooden pedestrian gate which leads through to the rest of the garden, perimeter fencing to all three sides, space for outdoor storage sheds and a wooden gate which gives access to a path leading to;



FEDERATION
OF INDEPENDENT
AGENTS

GARAGE

8'7" x 17'11" (2.64 x 5.48)

Accessed via the up and over door from the driveway and includes; power, space for storage and lighting.

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
PONTEFRAC T & CASTLEFORD - 01977 791133

TENURE AND COUNCIL TAX

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

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

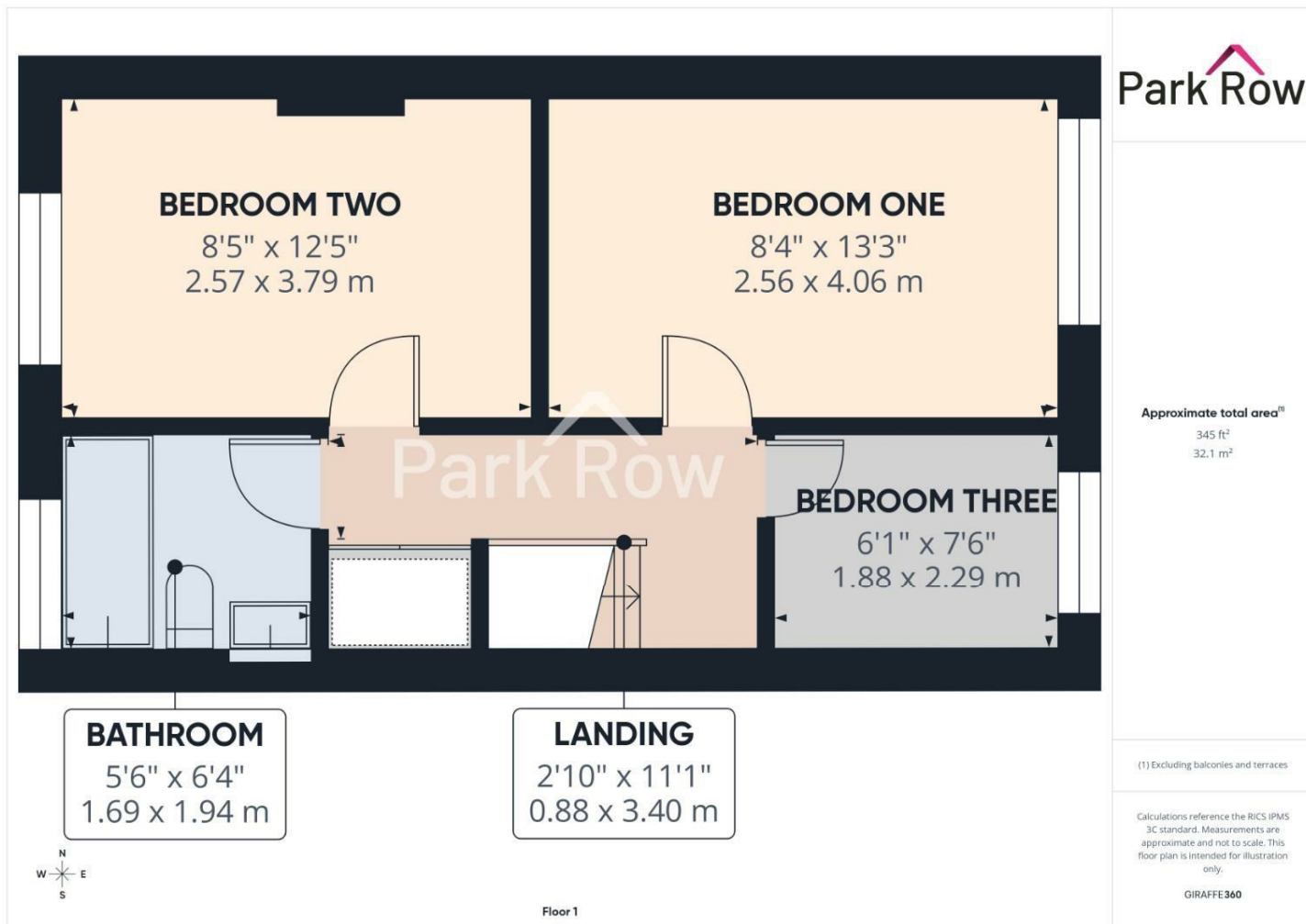
Strictly by appointment with the sole agents. If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some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



FEDERATION
OF INDEPENDENT
AGENTS



FEDERATION
OF INDEPENDENT
AGENTS



GARAGE

8'8" x 17'11"
2.64 x 5.48 m

Approximate total area⁽¹⁾
155 ft²
14.4 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.

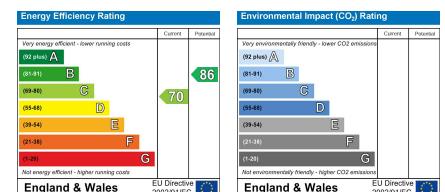
GIRAFFE360





T 01977 681122
W www.parkrow.co.uk

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



FEDERATION
OF INDEPENDENT
AGENTS