

# Park Row

The proactive estate agent



**Beech Grove Avenue, Garforth, Leeds, LS25 1EF**

**Offers In Excess Of £200,000**



**\*\*MID-TERRACE \*\* FOUR BEDROOMS \*\* TWO RECEPTION ROOMS \*\* NO ONWARD CHAIN \*\* PERFECT FOR FIRST TIME BUYERS \*\* GREAT FOR INVESTORS \*\* REAR GARDEN \*\***

**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!'**



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## INTRODUCTION

Nestled in the desirable town of Garforth, this charming four-bedroom mid-terrace home on Beech Grove Avenue presents an excellent opportunity for both first-time buyers and investors alike. The property boasts two inviting reception rooms on the ground floor, providing ample space for relaxation and entertaining.

Upstairs, you will find four bedrooms, perfect for accommodating a growing family or creating a home office. The family bathroom is conveniently located, ensuring ease of access for all.

One of the standout features of this property is that it comes with no onward chain, allowing for a smooth and efficient purchase process. The location is ideal, with local amenities, schools, and transport links within easy reach, making it a practical choice for those looking to settle in a vibrant community.

This home offers a wonderful blend of comfort and potential, making it a must-see for anyone looking to invest in the Garforth area. Don't miss the chance to make this delightful property your own.

## GROUND FLOOR ACCOMMODATION

### ENTRANCE



Enter through a white uPVC door with double glazed glass panels within and above which leads into;

### LOUNGE

14'2" x 12'7" (4.34 x 3.86)



A double glazed window to the front elevation, an alcove with space for log storage, a central heating radiator and an internal door which leads into;

### HALLWAY

2'10" x 2'7" (0.87 x 0.80)



Stairs which lead up to the first floor accommodation and an internal door which leads into;

## DINING ROOM

14'5" x 12'5" (4.40 x 3.81)

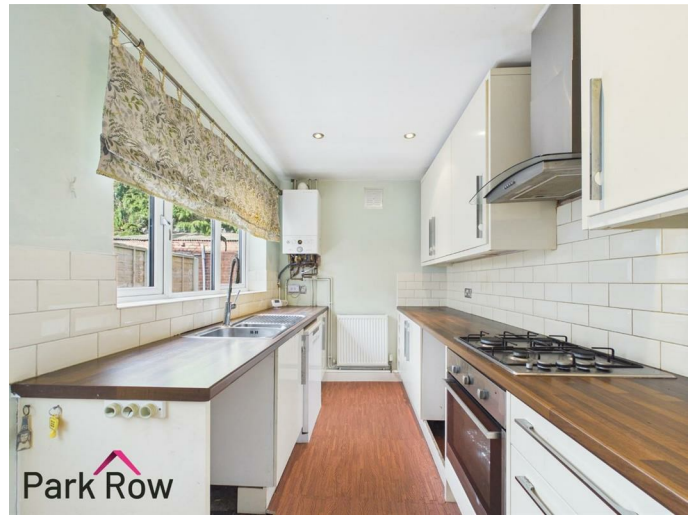


A double glazed sliding patio door which leads out to the rear garden, a central heating radiator and an internal door which leads into;



## KITCHEN

6'7" x 11'7" (2.03 x 3.55)



A double glazed window to the side elevation, white wooden wall and base units surrounding, a roll-edge laminate worktop, one and a half stainless steel drainer sink with chrome taps over, built in oven, four ring gas hob with a built in extractor fan over, tiled splashback, space and plumbing for a washing machine and a dishwasher, space for an under-counter fridge/freezer, houses the boiler, a central heating radiator and a uPVC door with a double glazed window within which leads out to the rear garden.



## FIRST FLOOR ACCOMMODATION



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## LANDING

14'6" x 2'8" (4.43 x 0.83)



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

## BEDROOM ONE

14'1" x 12'7" (4.30 x 3.86)



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

## BEDROOM FOUR

6'9" x 9'8" (2.08 x 2.97)



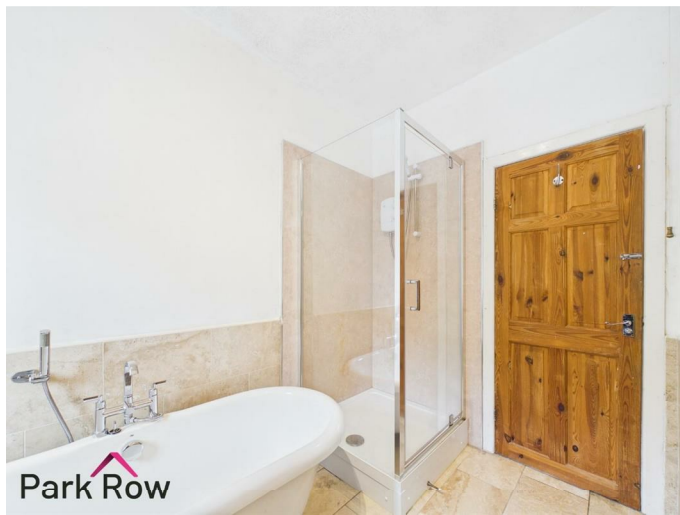
A double glazed window to the rear elevation and a central heating radiator.

## BATHROOM

6'2" x 9'4" (1.89 x 2.86)



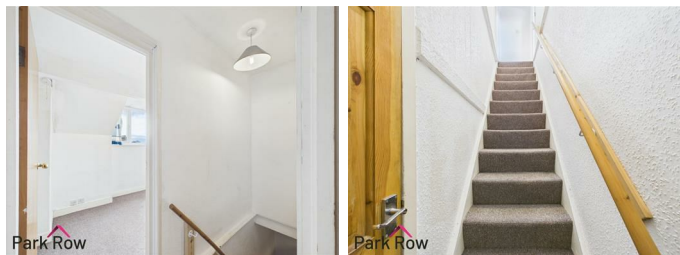
An obscure double glazed window to the rear elevation and includes a white suite comprising; a close coupled w/c, a pedestal hand basin with chrome taps over, a freestanding bath with chrome taps over plus a shower attachment, a fully tiled corner mains shower enclosure with a glass shower screen, half tiled to the remaining walls, tiled flooring and a chrome heated towel rail.



## SECOND FLOOR ACCOMMODATION

### LANDING

3'2" x 2'9" (0.98 x 0.86)



Internal doors which lead into;

### BEDROOM TWO

14'2" x 6'4" (4.34 x 1.94)



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



### BEDROOM THREE

13'5" x 6'0" (4.10 x 1.84)



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



EXTERIOR

FRONT



To the front of the property there is a buffer garden which is mainly paved with access to the entrance door.

REAR



Accessed via the doors in the lounge/kitchen or from the front down the side of the property to the left hand side where you will step out onto; a paved area with space for outdoor seating.



AERIAL



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## 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.

## 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: 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.

## 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 & 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

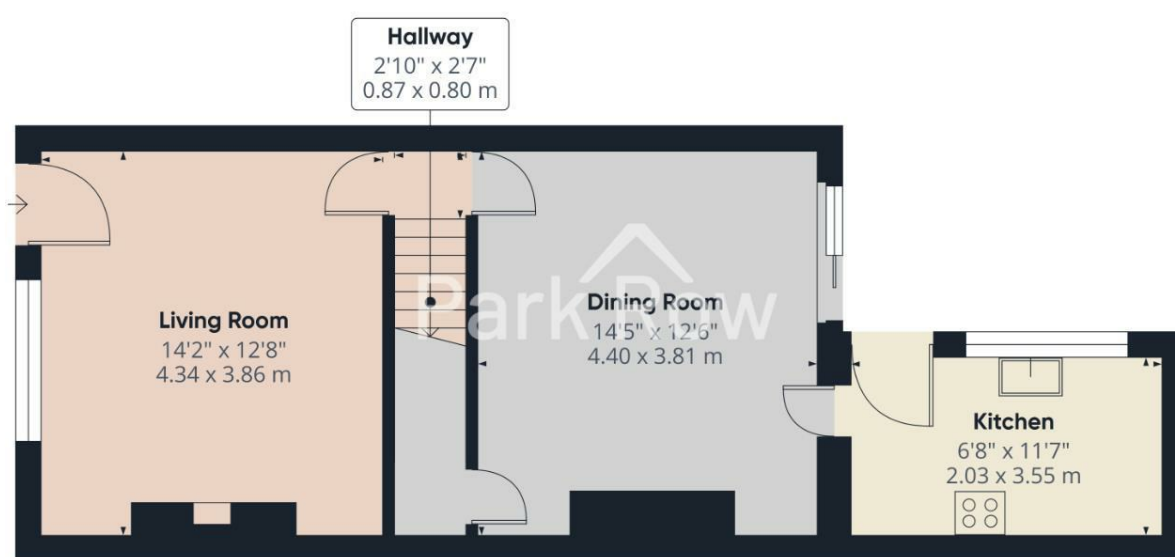
In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and 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.



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**Approximate total area<sup>(1)</sup>**  
466 ft<sup>2</sup>  
43.3 m<sup>2</sup>

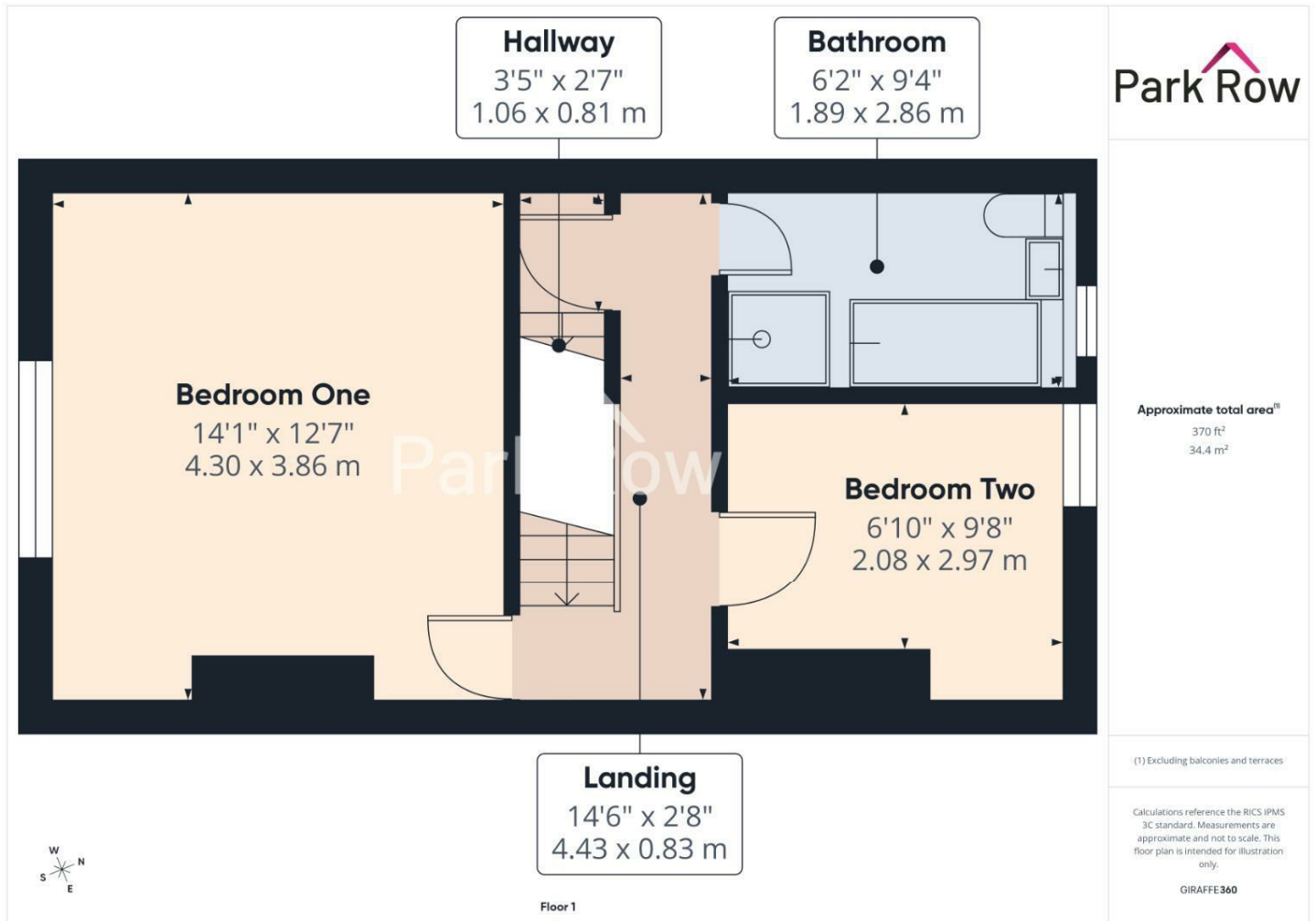
(1) Excluding balconies and terraces

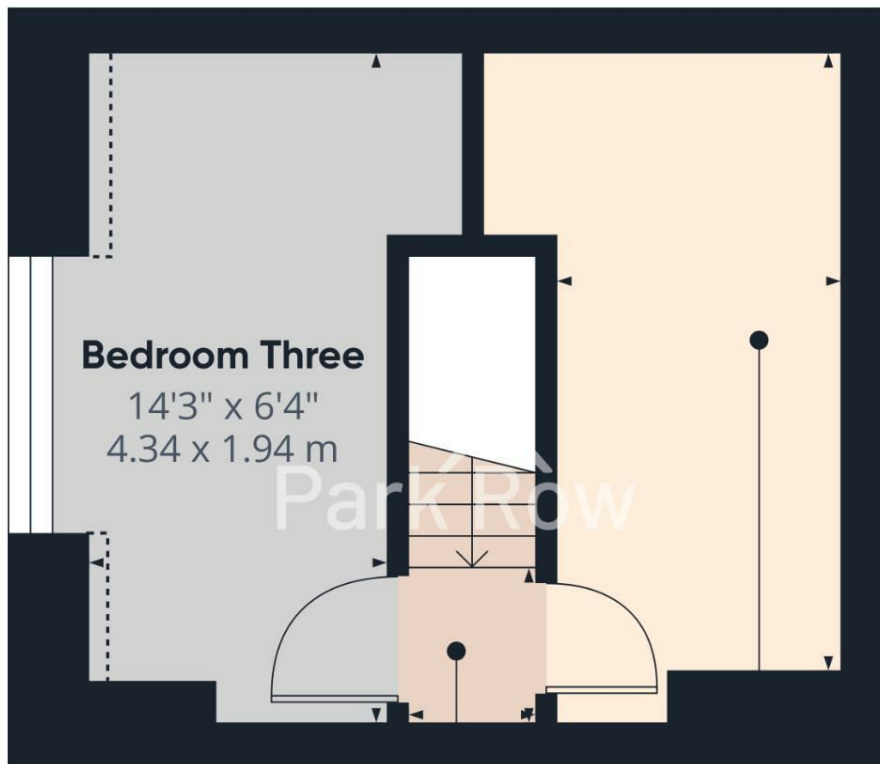
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0







**Landing**  
3'2" x 2'9"  
0.98 x 0.86 m

**Bedroom Four**  
13'5" x 6'0"  
4.10 x 1.84 m

Floor 2



**Park Row**

**Approximate total area<sup>(1)</sup>**  
199 ft<sup>2</sup>  
18.5 m<sup>2</sup>  
**Reduced headroom**  
3 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(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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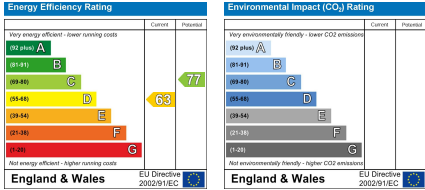


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