Park Row

The proactive estate agent

Nursery Close, South Milford, Leeds, LS25 5FB

Offers In Excess Of £210,000

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** TWO BED MID TERRACE ** MODERN INTERIOR ** OFF ROAD PARKING ** SOUTH FACING REAR GARDEN ** PERFECT FOR FIRST TIME BUYERS OR THOSE LOOKING TO DOWNSIZE **

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 area of Nursery Close, South Milford, Leeds, this delightful two-bedroom mid-terrace house presents an excellent opportunity for first-time buyers or those looking to downsize. Spanning a comfortable 613 square feet, the property boasts a modern interior that is both stylish and functional, making it an ideal choice for those looking to settle into a contemporary home.

Upon entering, you will find a welcoming kitchen space that offers a perfect space for relaxation and entertaining. The two bedrooms are generously sized, ensuring ample space for rest and personalisation.

One of the standout features of this property is the south-facing enclosed garden, which offers a private outdoor retreat, perfect for enjoying sunny days or hosting gatherings with friends and family. Additionally, the convenience of off-road parking adds to the appeal, making daily life that little bit easier.

This mid-terrace house is not just a property; it is a home that offers comfort, convenience, and a sense of community. With its modern amenities and charming surroundings, it is a perfect choice for those embarking on their journey into homeownership. Do not miss the chance to make this lovely house your new home.

GROUND FLOOR ACCOMMODATION

ENTRY

Enter through a black composite door with double glazed glass panels within, which leads into;

KITCHEN

12'0" x 14'3"

A double glazed window to the front elevation, a staircase leading to the first floor accommodation, two central heating radiators, white shaker style kitchen cabinetry to wall and base units, wood effect laminate worktops, a built in single oven with four ring gas hob over and a built in extractor fan above, a one and a half stainless steel drainer sink with chrome mixer tap over, space for a fridge freezer, a island with seating for two and internal wooden door which leads into;

LIVING ROOM
11'9" x 12'7"

A double glazed window to the rear elevation, double glazed patio doors to the rear elevation, a central heating radiator and internal wooden door which leads to storage area.

FIRST FLOOR ACCOMMODATION

LANDING
3'5" x 7'9"

Loft access and internal wooden doors which lead into;

BEDROOM ONE
11'9" x 11'3"

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

BEDROOM TWO
11'7" x 7'6"

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

BATHROOM
4'10" x 8'3"

A white suite comprising of a close couple WC, a ceramic countertop sink with chrome mixer taps over with vanity unit below, a panel bath with chrome mixer taps over, mains shower with glass screen and a central heating radiator.

EXTERIOR

FRONT

A paved path leads to the front of the property, tarmac driveway for one vehicle and a border in front of the house.

REAR

Accessed via the patio doors in the living room where you will step out on to a paved area with space for seating and shed storage, also via a wooden pedestrian gate at the end of the garden with a paved path leading to the rear of the property, the rest of the garden is mainly laid to lawn with a border along the side perimeter with established bushes and shrubs.

AERIAL

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.

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.

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.

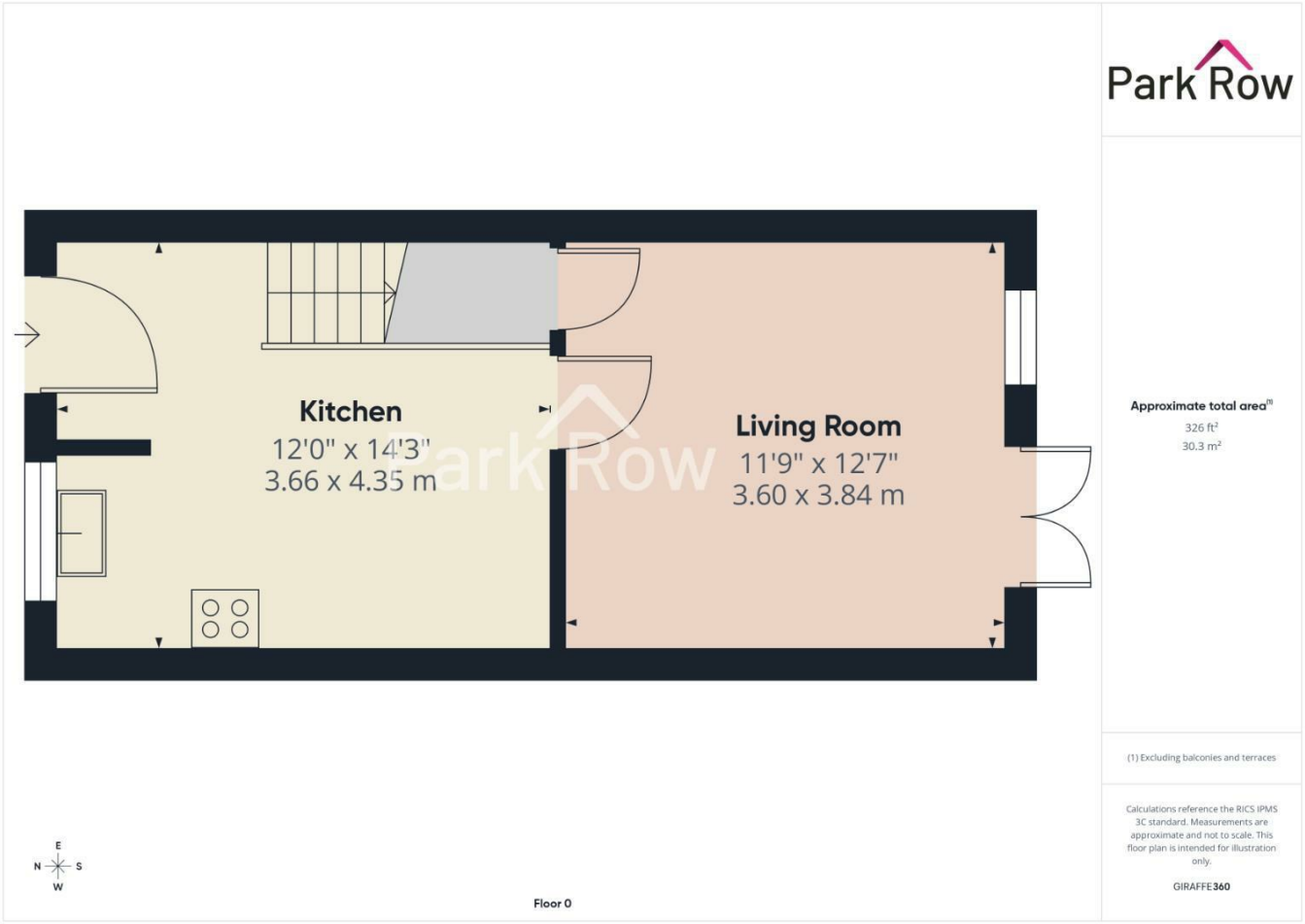
To arrange a no obligation appointment please contact your local office.

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



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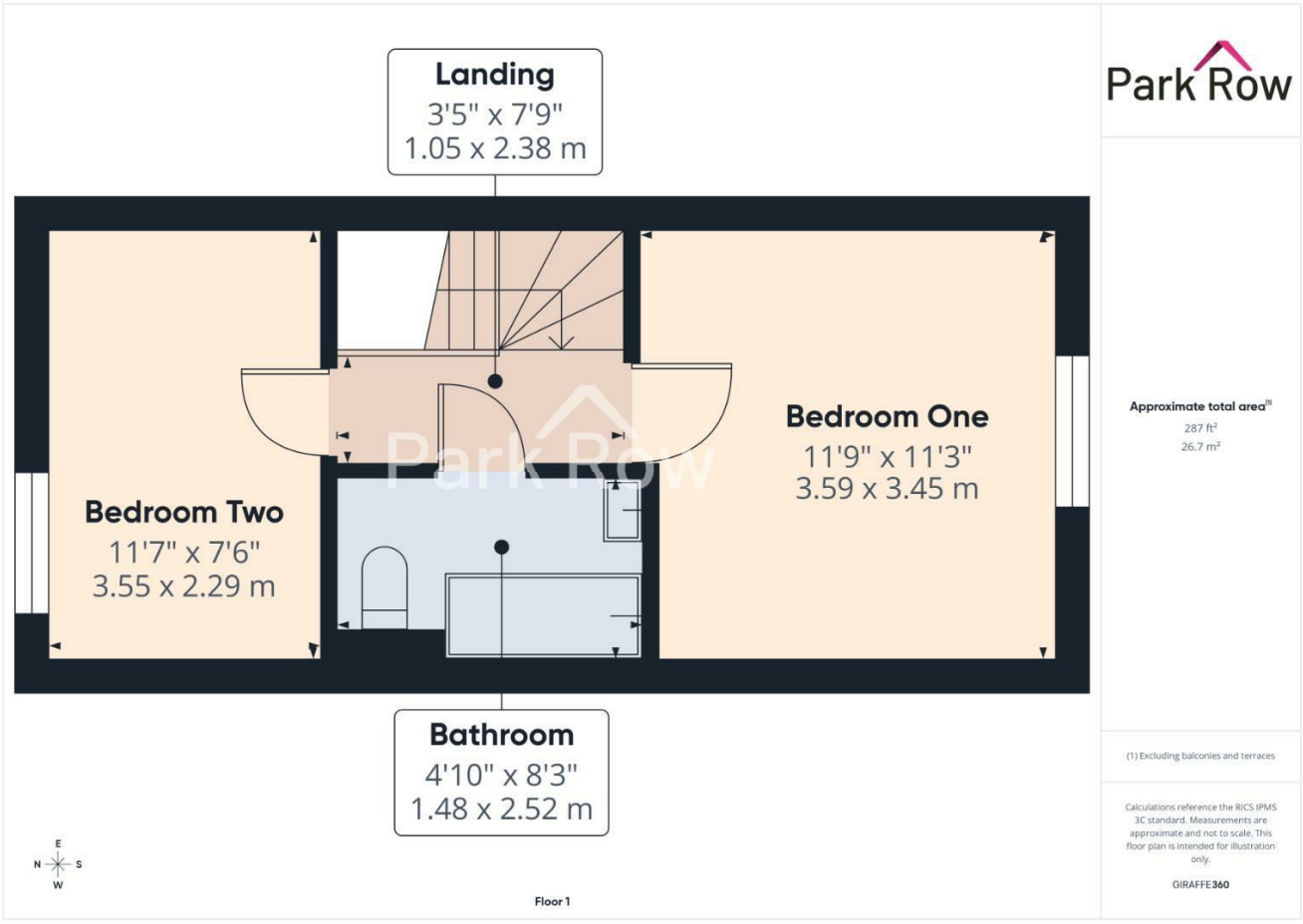

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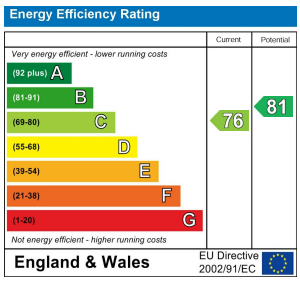

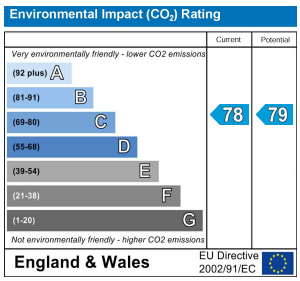

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