

Park Row



Garden Village, Micklefield, Leeds, LS25 4AD

Offers In Excess Of £190,000



****MID-TERRACE HOME**THREE BEDROOMS**LOFT ROOM**OFF STREET PARKING**REAR GARDEN**MODERN KITCHEN AND BATHROOM**PERFECT FOR FIRST TIME BUYERS****

Nestled in the charming Garden Village area of Micklefield, Leeds, this delightful mid-terrace house presents an excellent opportunity for first-time buyers seeking a comfortable and modern home. Spanning an impressive 1,015 square feet, the property boasts three well-proportioned bedrooms, making it perfect for small families or those looking to establish a welcoming space. Upon entering, you will find a spacious reception room that invites natural light, creating a warm and inviting atmosphere. The modern kitchen is equipped with contemporary fixtures, ensuring a stylish and functional space for culinary enthusiasts. The bathroom has also been tastefully updated, providing a fresh and appealing environment.

One of the standout features of this property is the converted loft room, which offers versatility and can easily serve as a home office, study, or additional living space, catering to the needs of today's lifestyle.

Outside, the property benefits from off-street parking for one vehicle, a valuable asset in this area. The enclosed rear garden is a lovely retreat, complete with a wooden shed that provides ample storage or the potential for a creative workspace.

This mid-terrace home in Garden Village is not only well-appointed but also conveniently located, making it an ideal choice for those looking to settle in a friendly community. With its modern amenities and thoughtful design, this property is sure to attract interest from discerning buyers. Don't miss the chance to make this charming house your new home.

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!



GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a white entrance door with double glazed glass panels within which leads into;

ENTRANCE HALLWAY

4'11" x 4'5" (1.50 x 1.37)

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

LOUNGE

14'0" x 13'1" (4.27 x 4.01)



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

KITCHEN

14'0" x 11'3" (4.28 x 3.45)



ring induction hob with a built in extractor fan over, built in double oven, space and plumbing for a washing machine, integral fridge/freezer, a door which leads into a storage cupboard, a central heating radiator and a white external door with a double glazed glass panel within which leads out to the rear garden.



FIRST FLOOR ACCOMMODATION



LANDING

8'3" x 7'0" (2.52 x 2.15)

A drop down loft ladder which leads into the loft room plus further internal doors which lead into;

A double glazed window to the rear elevation, white gloss handle-less design wall and base units surrounding, square edge worktops which extends to create a breakfast bar with space for seating, grey drainer sink with grey taps over, four

BEDROOM ONE

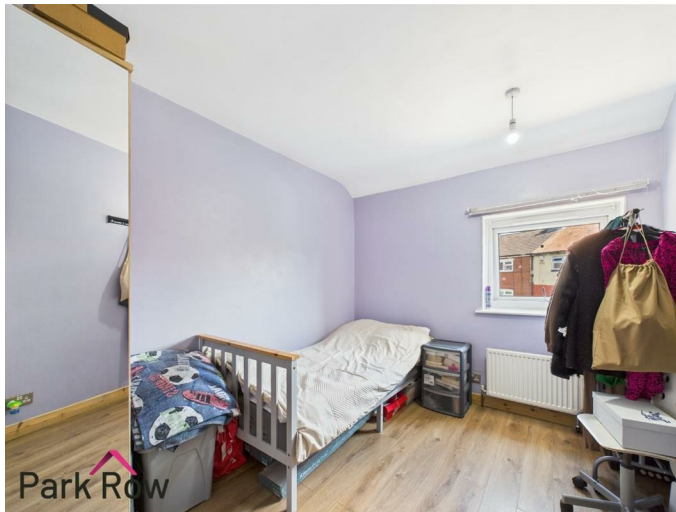
13'2" x 10'7" (4.02 x 3.23)



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

BEDROOM TWO

11'3" x 8'10" (3.44 x 2.70)



A double glazed window to the rear elevation and a central

BEDROOM THREE

8'3" x 8'3" (2.54 x 2.54)



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

LOFT ROOM

15'10" x 15'7" (4.85 x 4.77)



Two double glazed Velux-windows to the front and rear

heating radiator.

elevation and a central heating radiator.



FAMILY BATHROOM

6'5" x 5'5" (1.98 x 1.67)



An obscure double glazed window to the front elevation and includes a white suite comprising; a close coupled w/c set within a wood effect unit, hand basin set on top of a matching wood effect unit with storage, P-shaped wood-effect panel bath to match the other units with a mains shower above and a glass shower screen, LED spotlights to the ceiling and a grey towel radiator.

EXTERIOR

FRONT



REAR



Accessed via the door in the kitchen or through the wooden gate at the rear where you will step out onto; a concrete pathway, a wooden decked area with space for seating, a wooden shed which is a fantastic space for storage or if you work from home, perimeter wooden fencing to all three sides and the rest is mainly lawn.





To the front of the property there is a paved driveway with space for parking off the street, an area filled with decorative stone with space for parking, a door which leads into an outdoor storage cupboard plus perimeter wooden fencing to both sides.

TENURE AND COUNCIL TAX


Tenure: Freehold
Local Authority: Leeds City 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.

**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.

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

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.

guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Weds, Thurs and Fri - 9.00am to 5.30pm

Saturday - 9.00am to 1.00pm

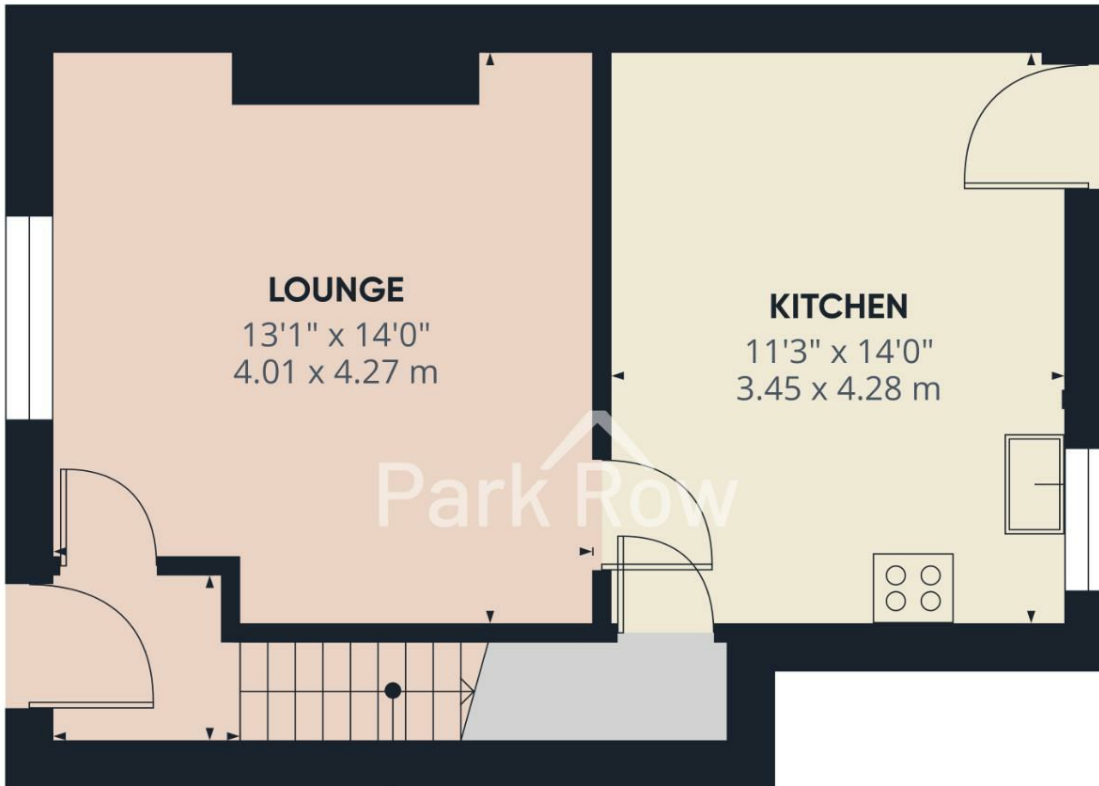
Sunday - Closed

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE
RELEVANT BRANCHES ON:

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122





ENTRANCE HALLWAY
4'11" x 4'6"
1.50 x 1.37 m


Park Row

Approximate total area⁽¹⁾
386 ft²
35.9 m²

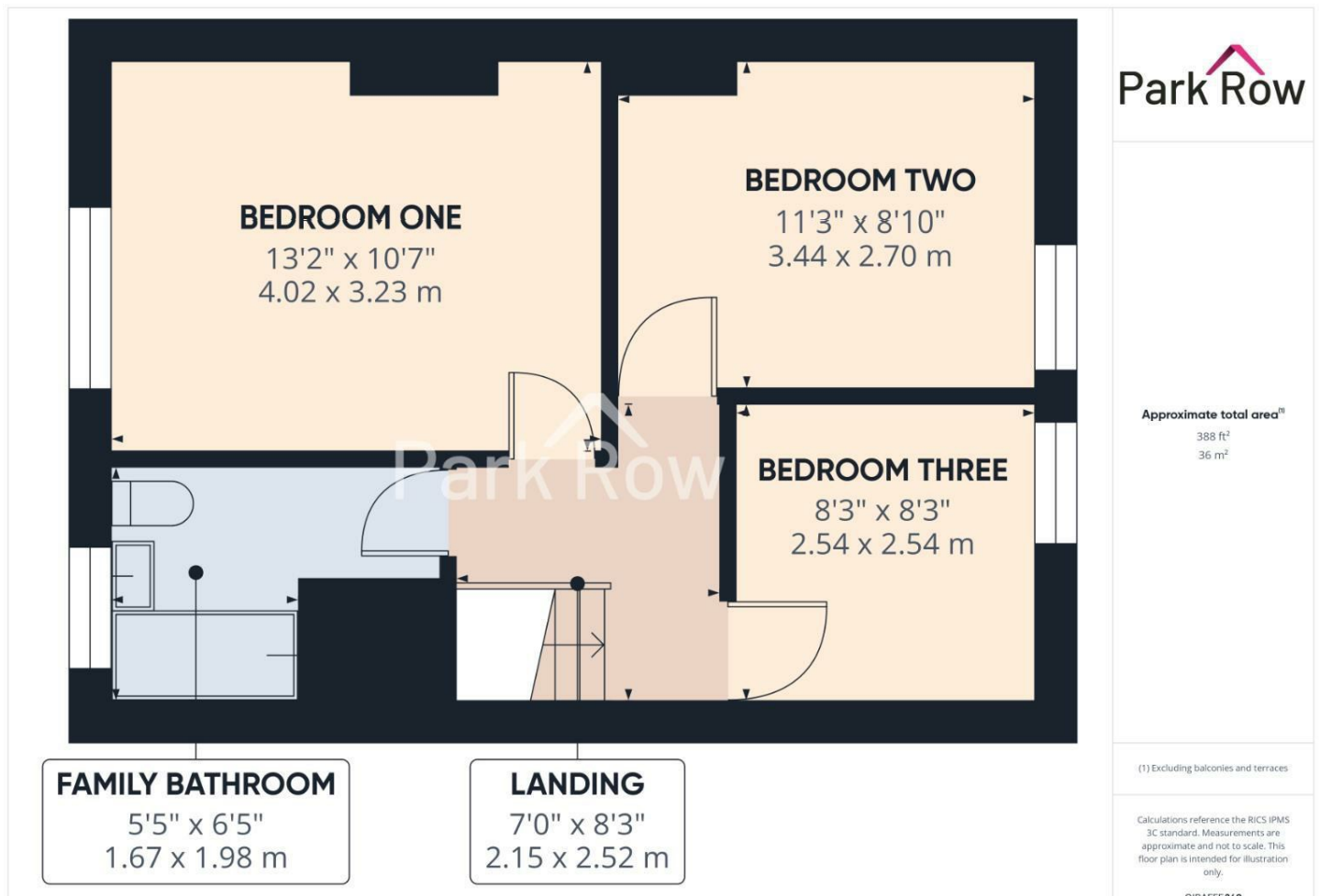
(1) Excluding balconies and terraces

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

CIPAFEE 240

	Floor 0	GRAFFE300
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	Floor 1	GIRAFFE 360
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 Park Row

Approximate total area⁽¹⁾

241 ft²
22.4 m²

Reduced headroom

172 ft²
16 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





ENTRANCE HALLWAY
4'11" x 4'6"
1.50 x 1.37 m

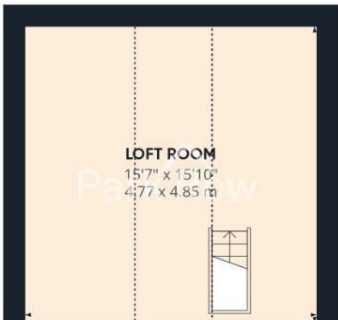
Floor 0



FAMILY BATHROOM
5'5" x 6'5"
1.67 x 1.98 m

LANDING
7'0" x 8'3"
2.15 x 2.52 m

Floor 1



Park Row

Approximate total area^m
1015 ft²
94.3 m²

Reduced headroom
172 ft²
16 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS



T 01977 681122
W www.parkrow.co.uk

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

