Park Row

The proactive estate agent



# The Square, Hillam, Leeds, LS25 5HE

## Offers In Excess Of £240,000

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Nestled in the sought-after village of Hillam, Leeds, this delightful terraced cottage offers a charming blend of character and comfort. Featuring two well-proportioned bedrooms, an inviting open-plan lounge and a versatile loft room, the property is ideal for couples, small families or those seeking additional space. Externally, the enclosed rear yard provides a private outdoor area, alongside a useful outbuilding for storage or potential workshop use. Situated in a peaceful village setting, the cottage benefits from convenient access to local amenities and transport links, making it an excellent opportunity to enjoy village living.







## INTRODUCTION

Nestled in the charming village of Hillam, Leeds, this delightful terraced cottage offers a perfect blend of comfort and character. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat.

Upon entering, you are greeted by an inviting open plan lounge that creates a warm and welcoming atmosphere, perfect for both relaxation and entertaining. The layout maximises space and light, making it a delightful area to unwind after a long day.

Additionally, the cottage boasts a versatile loft room, which can serve as a home office, playroom, or extra storage space, catering to your individual needs.

The enclosed rear yard is a lovely feature of this property, providing a private outdoor space for enjoying the fresh air or hosting gatherings. An outbuilding adds further practicality, offering additional storage or potential for a workshop.

Located in the sought-after village of Hillam, this cottage benefits from a tranquil setting while still being conveniently close to local amenities and transport links. This property presents an excellent opportunity for those looking to embrace village life in a charming and well-appointed home. Don't miss the chance to make this delightful cottage your own.

## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a green composite door with a double glazed window within which leads into;

### LOUNGE DINING

13'11" x 22'8" (4.25 x 6.91)




Two double glazed windows to the front elevation, two central heating radiators, cast iron fireplace, steps down to the dining area, ornate fireplace and an internal door which leads into;









## KITCHEN
8'11" x 8'7" (2.74 x 2.64)




Double glazed window to the rear elevation, central heating radiator, sage green shaker-style base and wall units, stainless steel drainer sink with a chrome tap over, electric hob, integrated oven, integrated fridge/freezer, space and plumbing for a free standing washing machine, space and electrics for an undercounter fridge/freezer, white uPVC door with a double glazed window within which leads out to the rear yard and stair access which leads up to;




## BEDROOM ONE
14'1" x 10'1" (4.30 x 3.08)




Steps down, double glazed window to the front elevation in an alcove and a central heating radiator.




## FIRST FLOOR ACCOMMODATION

## LANDING
5'5" x 2'6" (1.66 x 0.77)
Loft hatch access and internal doors which lead into;

## BEDROOM TWO
14'2" x 8'6" (4.33 x 2.60)




Double glazed window to the front elevation in an alcove and a central heating radiator.




## BATHROOM
8'1" x 7'4" (2.48 x 2.24)




Double glazed window to the rear elevation, white vanity unit with space for storage, inset hand wash basin with a chrome tap over, back-to-wall w/c, fully panelled mains shower, chrome towel rack, and a built-in cupboard with space for storage.

## LOFT ROOM




Double glazed Velux window and space for storage.

## EXTERIOR

## FRONT



To the front of the property there is access into the property from the street.



## REAR



Accessed via the door in the kitchen, decorative stones, stone flower beds, wooden gate to the left hand side which leads to the neighboring property, wooden fencing to either side and a stone pathway which leads down to;



## OUTBUILDING

Brick built with space for storage.

## 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

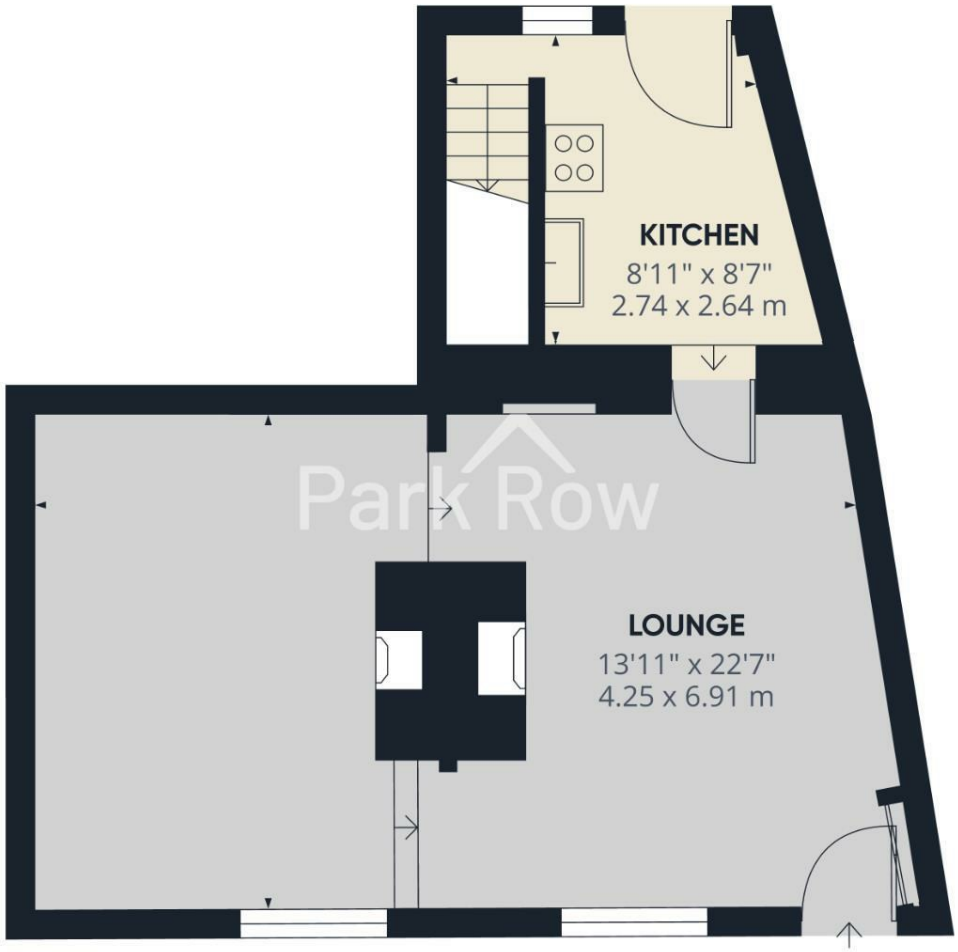
## TENURE AND COUNCIL TAX

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

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.




Floor 0 Building 1

Park Row

**Approximate total area**(1)

409 ft²

38 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.

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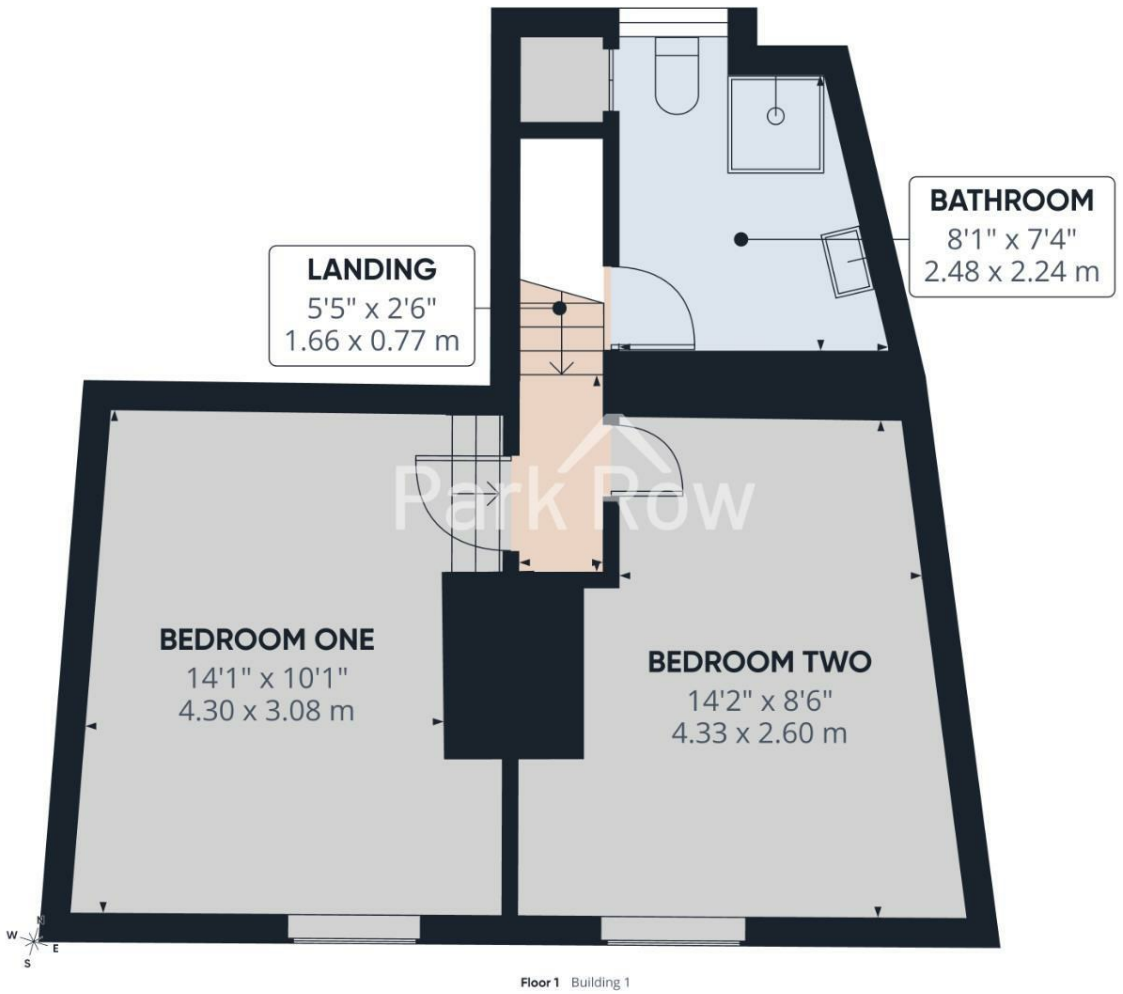


**Floor 1** Building 1

Park Row

**Approximate total area**(1)

383 ft²

35.7 m²

(1) Excluding balconies and terraces

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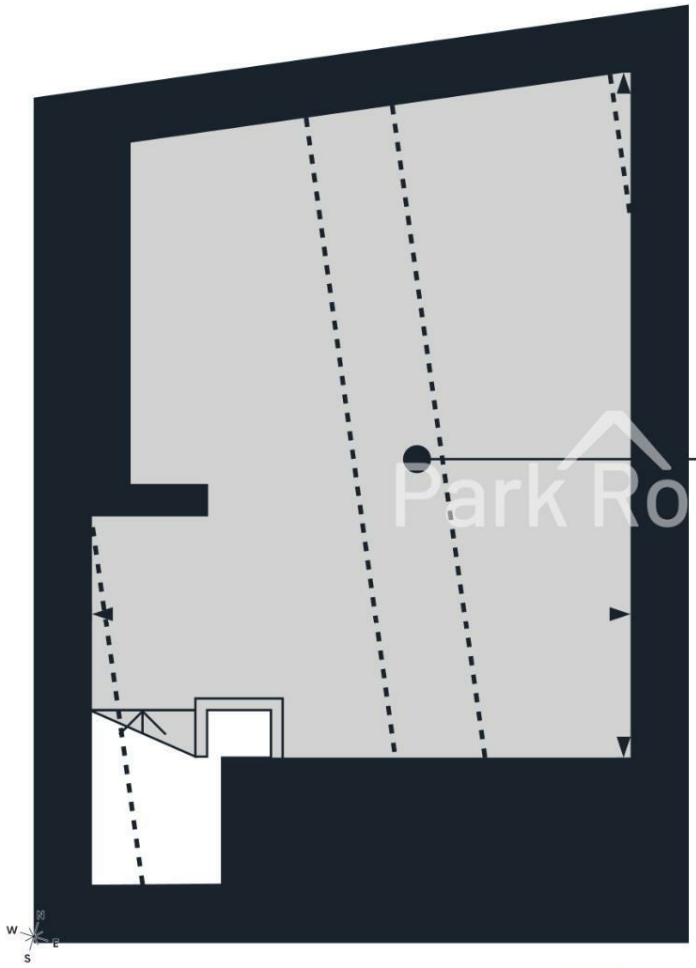


**LOFT ROOM**
10'1" x 8'0"
3.09 x 2.46 m

**Floor 2** Building 1

Park Row

**Approximate total area**[1]
74 ft²
6.9 m²

**Reduced headroom**
56 ft²
5.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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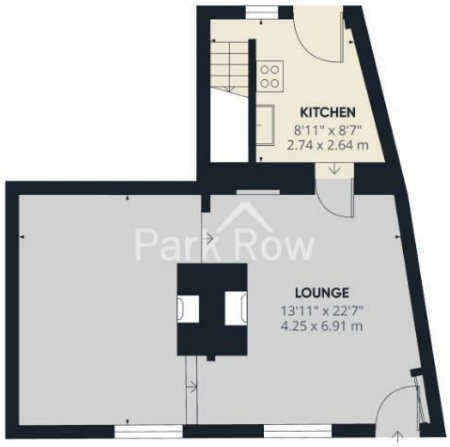


**Floor 0** Building 1




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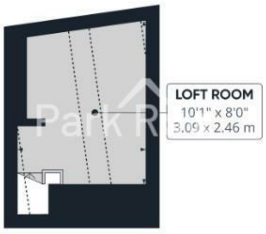





**Floor 2** Building 1

Park Row

**Approximate total area**[1]

866 ft²

80.6 m²

**Reduced headroom**

56 ft²

5.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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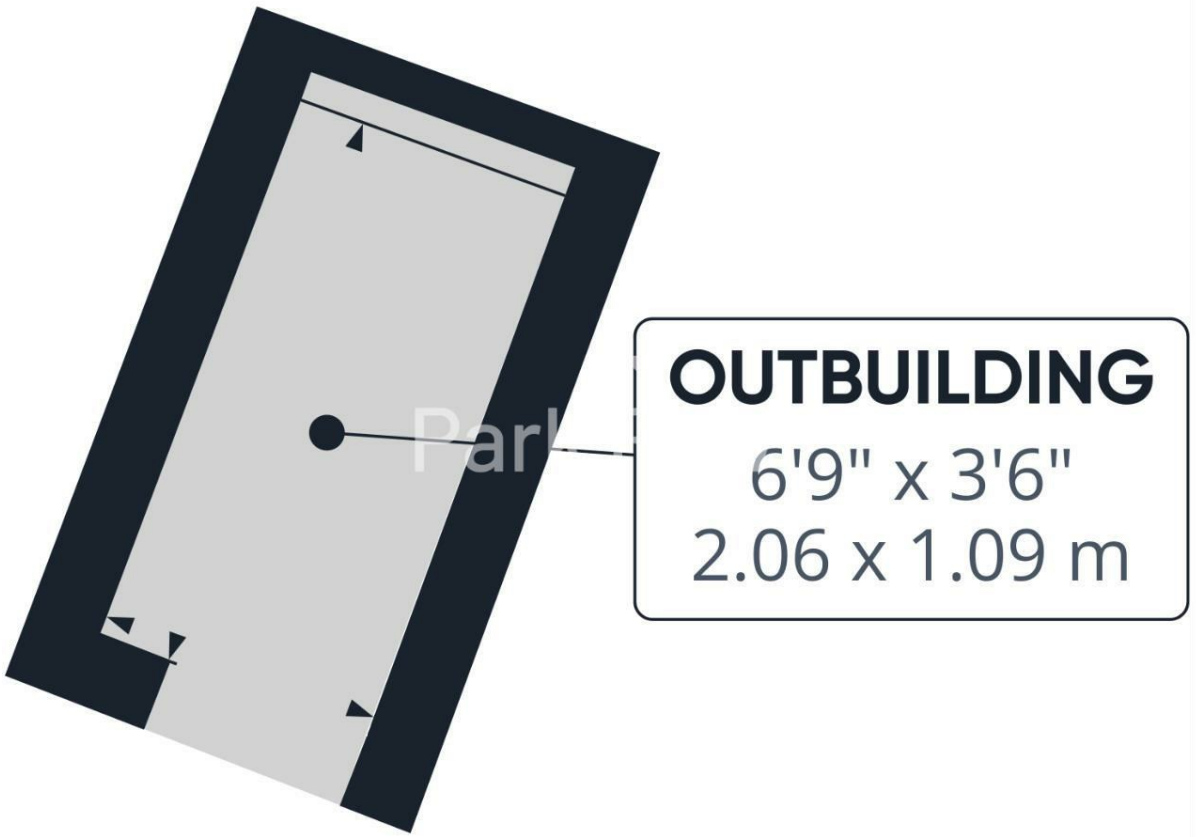


Floor 0 Building 2

Park Row

Approximate total area[1]
27 ft²
2.5 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.

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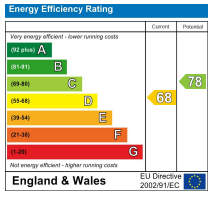


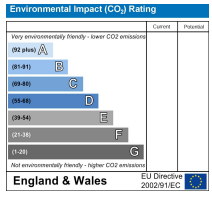


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