

# Park Row

The proactive estate agent



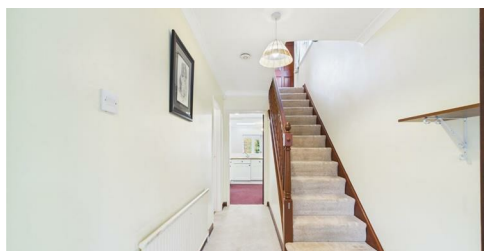
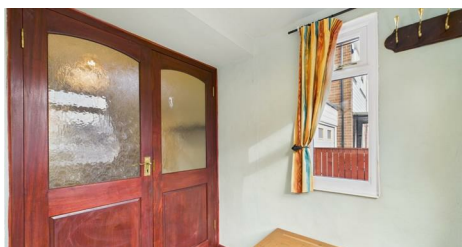
**Westfield Close, South Milford, Leeds, LS25 5AN**

**Offers In Excess Of £280,000**



**\*\*SEMI DETACHED\*\* THREE BEDROOMS\*\*TWO RECEPTION ROOMS\*\* OFF ROAD PARKING\*\*  
ENCLOSED REAR GARDEN\*\*DOWNSTAIRS WC\*\*GARAGE\*\***

**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 charming area of Westfield Close, South Milford, Leeds, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,325 square feet, the property boasts three bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you will find a welcoming atmosphere complemented by a practical downstairs WC, enhancing the functionality of the living space. The heart of the home features a spacious living area that flows seamlessly into a kitchen, perfect for both everyday living and entertaining guests.

Outside, the established enclosed garden provides a private sanctuary, ideal for enjoying sunny afternoons or hosting gatherings with friends and family. Additionally, the garage and off-road parking offer convenience and security for your vehicles.

This residence is situated in a peaceful neighbourhood, making it a wonderful retreat while still being within easy reach of local amenities and transport links. Whether you are looking to settle down or invest, this semi-detached house on Westfield Close presents an excellent opportunity to enjoy a comfortable lifestyle in a desirable location.

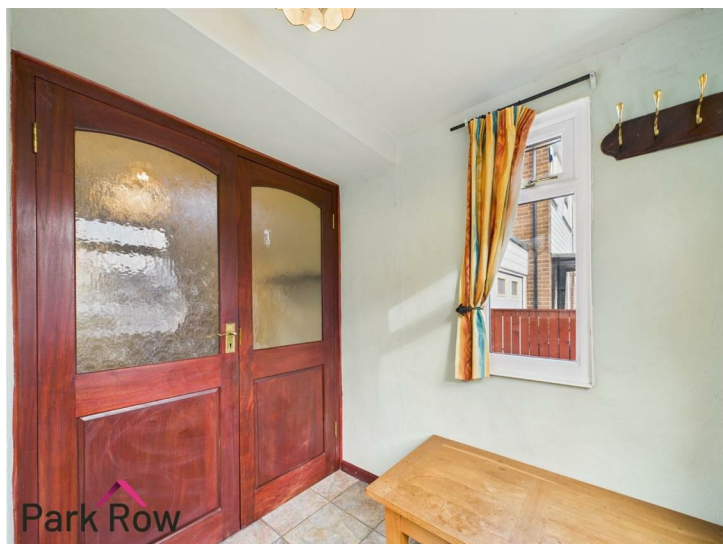
## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a white uPVC door, with an obscure arched window within;

### PORCH

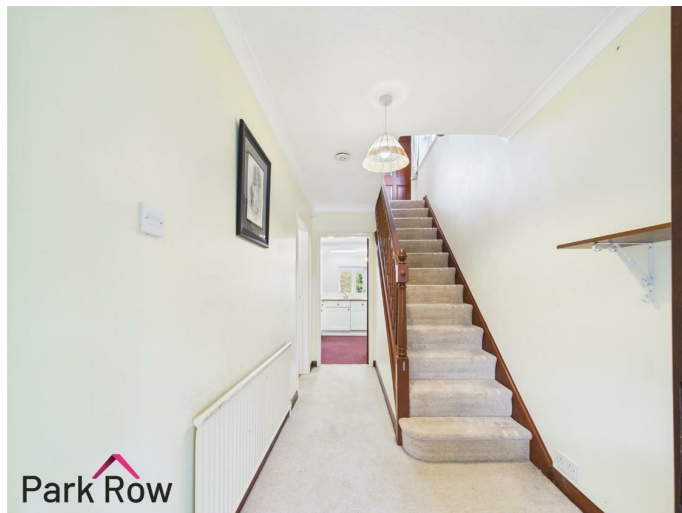
6'3" x 4'4"



Two double glazed windows to the front and side elevation, double wooden doors with glass panels within lead into;

### HALLWAY

6'0" x 12'6"



A central heating radiator, staircase which leads to the first floor accommodation and internal doors which lead into;

### LIVING ROOM

11'2" x 17'6"

A double glazed window to the front elevation, a central heating radiator and a tiled fireplace surround with a wooden mantelpiece with a gas fire within,



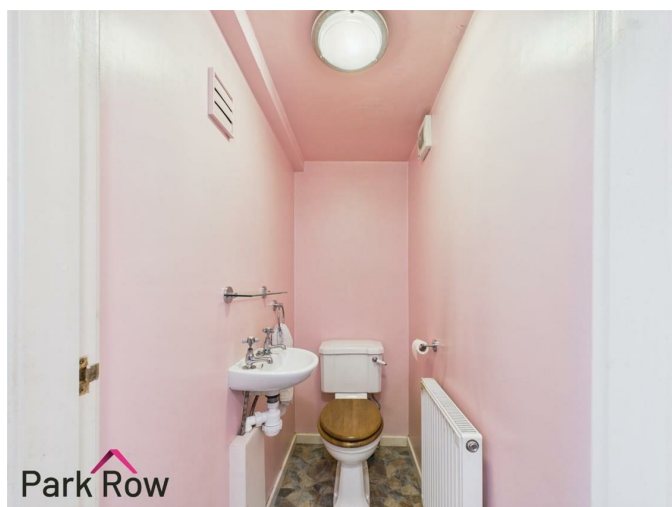
**KITCHEN**  
8'3" x 9'10"



Comprising of white shaker style wall and base units, a stainless steel drainer sink with chrome mixer tap over, a built in oven with a four ring electric hob over, space for an undercounter fridge, wooden effect countertops, an opening in to the dining room and internal doors which lead into;

**HALLWAY**

**WC**  
2'9" x 3'1"



A white suite comprising of a closed couple WC, a hand basin with chrome taps over, a central heating radiator and an internal door which leads to understairs storage.

**LIVING ROOM**  
8'11" x 18'3"



A full height double glazed window to the rear elevation and two central heating radiators,



**DINING ROOM**  
11'9" x 10'11"



A double glazed sliding door which leads into the sunroom, a double glazed window to the side elevation and a central heating radiator,



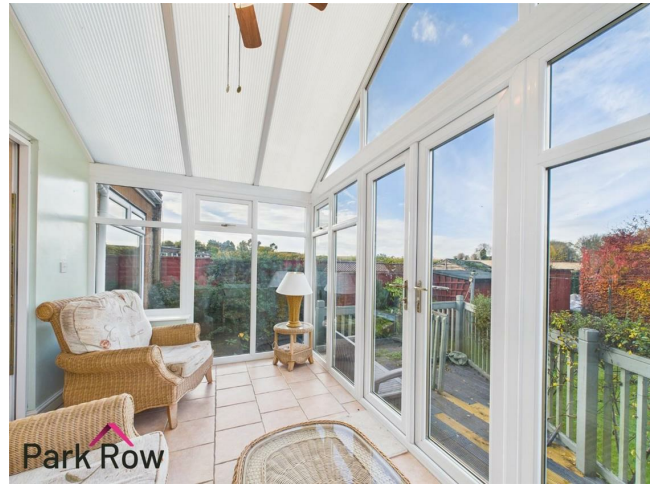
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**SUNROOM**  
11'8" x 7'1"



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A double glazed sunroom, a central heating radiator and double glazed double doors which lead out into the rear garden.



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**GARAGE**  
4'1" x 22'10"

Accessed by the up and over door at the front of the property or the door from the rear garden.

**FIRST FLOOR ACCOMMODATION**

**LANDING**  
6'5" x 9'1"



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An obscure double glazed window to the side elevation, loft access and internal wooden doors which lead into;



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**BEDROOM ONE**  
8'11" x 12'0"



A double glazed window to the rear elevation, a central heating radiator and built in overbed wardrobes,

**BEDROOM TWO**  
8'9" x 11'11"



A double glazed window to the front elevation, a central heating radiator and built in wardrobes with an integrated dressing table,



**BEDROOM THREE**  
6'6" x 8'10"



A double glazed window to the front elevation, a central heating radiator and two built in wardrobes,



FEDERATION  
OF INDEPENDENT  
AGENTS

**BATHROOM**  
5'4" x 5'6"



An obscure double glazed window to the rear elevation, a central heating radiator, a white suite comprising of a panel bath with mixer shower taps in one corner and a pedestal hand basin with chrome mixer taps over,

**WC**  
2'8" x 5'6"



An obscure double glazed window to the rear elevation and a white closed couple WC,

**FRONT**



Fully block paved driveway, with access to the up and over garage doors, a step up leads into the property and fenced boundaries to two sides,



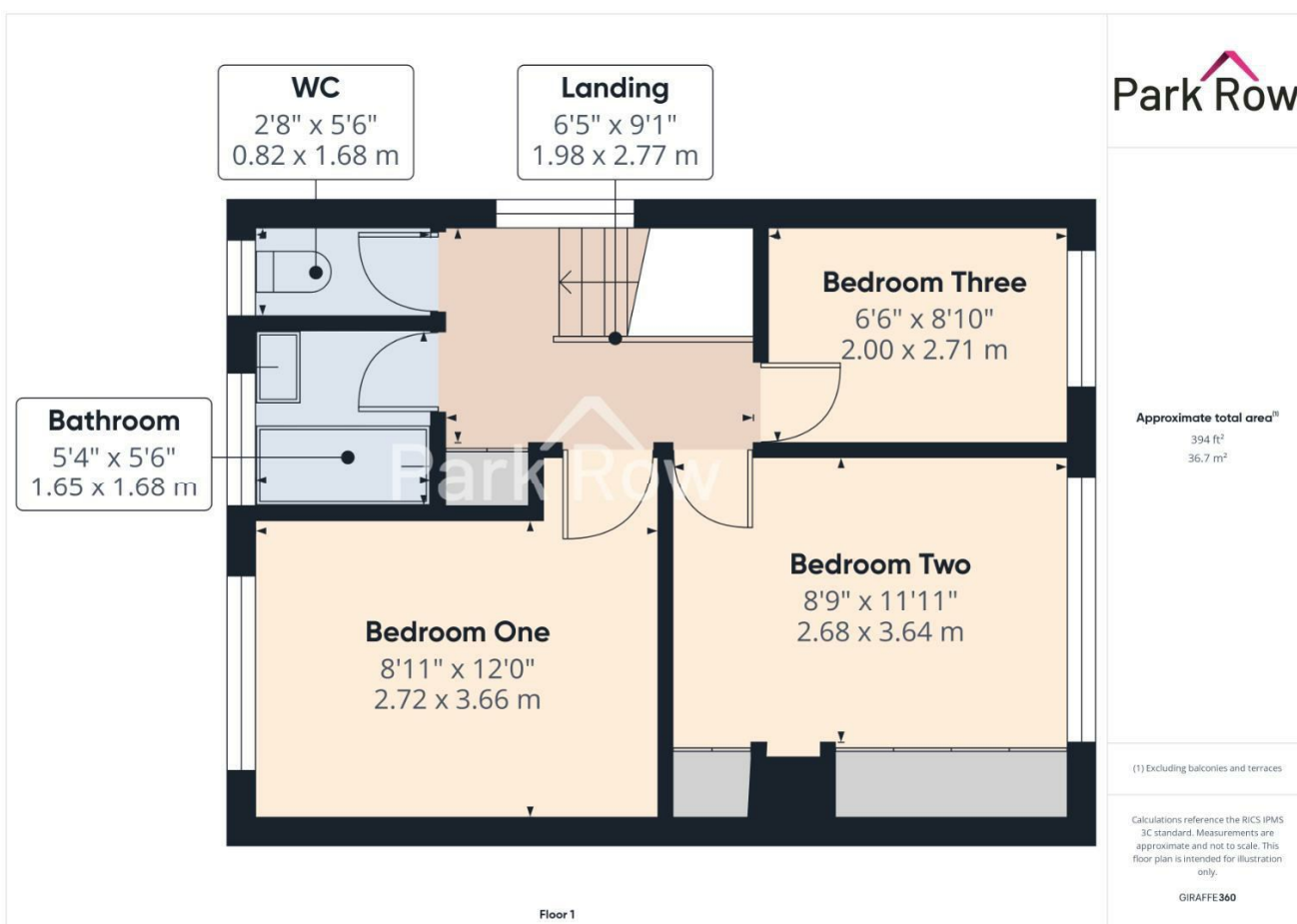


REAR



Accessed via the door in the garage and through the double doors in the sunroom where you will step out on to a raised decking and paved area with space for seating, steps and ramp lead down to the lawned garden with borders containing established trees, bushes and shrubs. There is a further paved area with space for a pond and a further paved area used as hard standing for outdoor storage.

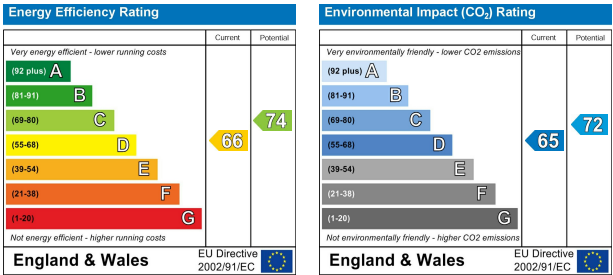






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