



Brooklands, South Milford, Leeds, LS25 5DF

Offers In Excess Of £250,000



IDEAL FOR FIRST TIME BUYERS OR INVESTORS ** END TERRACE ** TWO BEDROOMS ** NEWLY FITTED KITCHEN ** NEWLY FITTED BATHROOM ** NEWLY FITTED CARPETS & FLOORCOVERINGS ** LOFT CONVERSION ** OFF STREET PARKING FOR ONE CAR ** LOW MAINTENANCE FRONT & REAR GARDEN ** NO UPWARD CHAIN **

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 Brooklands, South Milford, Leeds, this delightful end terrace house presents an excellent opportunity for first-time buyers or savvy investors. The property boasts two well-proportioned bedrooms, providing ample space for a growing family or the potential for rental income.

Upon entering, you will be greeted by a welcoming reception room that offers a perfect setting for relaxation and entertaining. The newly fitted kitchen is a standout feature, designed with modern living in mind, making it an ideal space for culinary enthusiasts. The newly fitted bathroom complements the home beautifully, ensuring comfort and convenience for all residents.

Additionally, the property has been enhanced with newly fitted carpets throughout, adding a touch of elegance and warmth to each room. This home is not only aesthetically pleasing but also practical, including a loft conversion, making it a wonderful choice for those looking to settle in a friendly community.

With its appealing features and prime location, this end terrace house is a must-see. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this home in Brooklands is sure to meet your needs. Do not miss the chance to view this lovely property and envision the possibilities it holds.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a black composite door which leads into:

ENTRANCE PORCH

5'0" x 4'11" (1.53 x 1.51)

Double glazed window to the front elevation and an oak internal door which leads into:

LOUNGE

14'2" x 13'1" (4.33 x 3.99)



A double glazed window to the front elevation and two double glazed windows to the side elevation, two white wooden shaker-style built-in cupboards within the alcoves, newly fitted carpet, wall mounted electric wall heater and an oak internal door which leads into;



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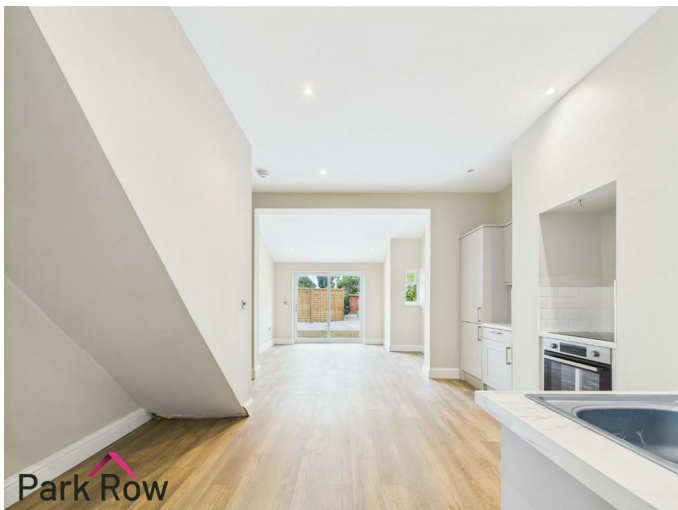


lead up to the first floor accommodation, newly fitted wall and base units in a grey shaker style finish with stainless steel handles, roll edge worktops with tiled splashback, built in electric hob with a built in oven below and an extractor fan over, integral fridge/freezer, space and plumbing for a washing machine, single drainer stainless steel sink with chrome tap over, two electric wall mounted heaters, spotlights to the ceiling and double glazed patio doors which lead out to the rear garden.



KITCHEN/DINER

14'2" x 13'0" (4.33 x 3.97)



A double glazed window to the rear elevation, stairs which



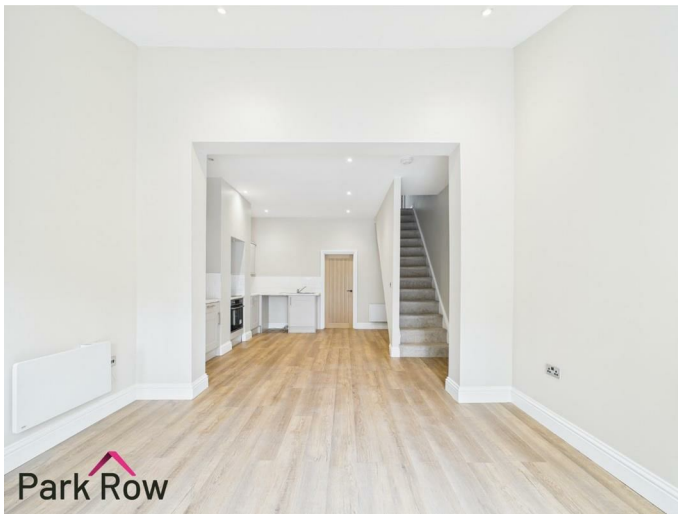
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BEDROOM ONE
9'0" x 12'11" (2.76 x 3.96)



Double glazed window to the front elevation and has a wall mounted electric heater.



BEDROOM TWO
7'9" x 12'10" (2.37 x 3.93)



Double glazed window to the rear elevation and has a wall mounted electric heater.

DINING AREA
12'5" x 10'3" (3.81 x 3.14)

FIRST FLOOR ACCOMMODATION

LANDING
6'0" x 2'9" (1.83 x 0.84)
Double glazed window to the side elevation, oak internal doors which leads into;

FAMILY BATHROOM

4'9" x 9'9" (1.47 x 2.98)



Double glazed window to the side elevation and has a newly fitted white suite comprising: panel bath with chrome taps over with mains shower above with waterfall showerhead and glass shower screen, concealed cistern close coupled w/c, handbasin with chrome tap over with vanity unit beneath with storage, spotlights to the ceiling and is fully tiled to all walls.

HALLWAY

6'2" x 12'7" (1.88 x 3.85)

Stairs which lead up to the loft room.

LANDING

3'3" x 2'11" (1.01 x 0.89)

LOFT CONVERSION

9'3" x 18'1" (2.83 x 5.53)



Double glazed windows to the front and side elevations and has a wall mounted electric heater.



EXTERIOR

FRONT



To the front of the property is a concrete hard standing for parking for 1 car, a paved footpath which leads down the side of the property to the entrance door and to the rear garden, the rest is low maintenance with gravel areas with a brick perimeter wall to the front and wooden perimeter fencing to the sides.

REAR



Accessed down the side of the property or the patio doors in the kitchen/diner where you will step out onto: a paved footpath which runs down the side of the property to the front, the rest is low maintenance with gravel and has perimeter fencing and hedging to all sides.



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.

MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains

Gas: None at the property

Sewerage: Mains

Water: Mains/Metered

Broadband: unsure

Mobile: 4/5G



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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.

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.

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 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

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



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516 ft²
47.9 m²

1.3 m²

Entry
5'0" x 4'11"
1.53 x 1.51 m

(1) Excluding balconies and terraces

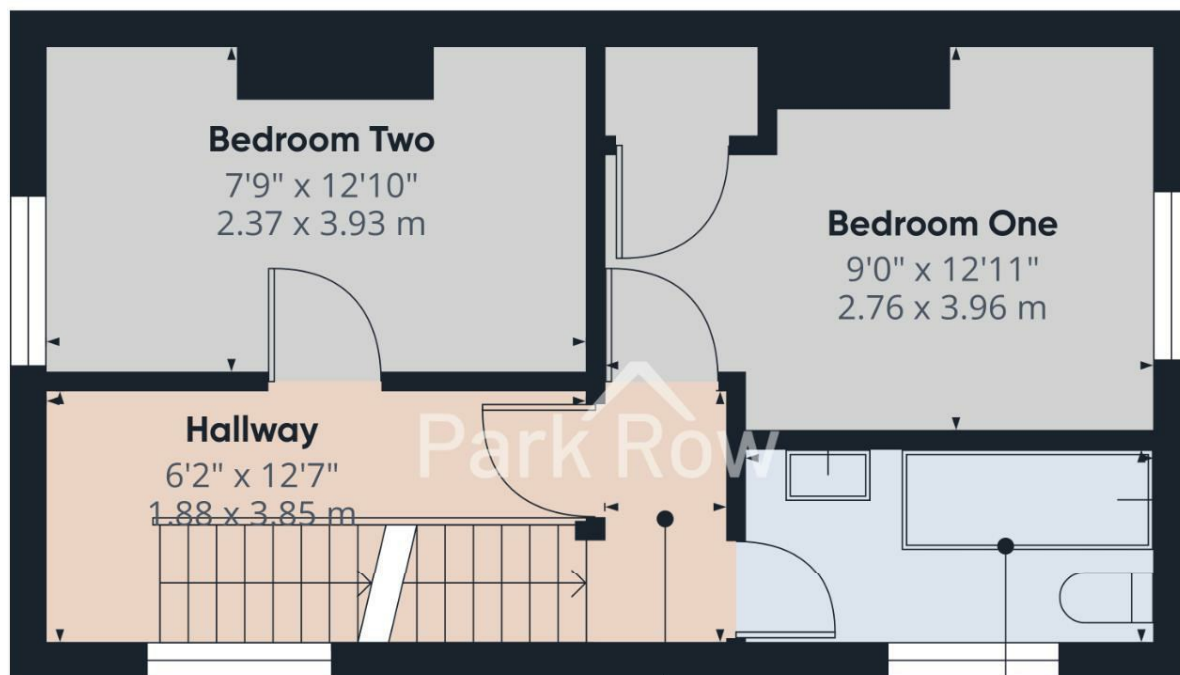
Reduced headroom
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 0



Approximate total area⁽¹⁾

315 ft²
29.3 m²

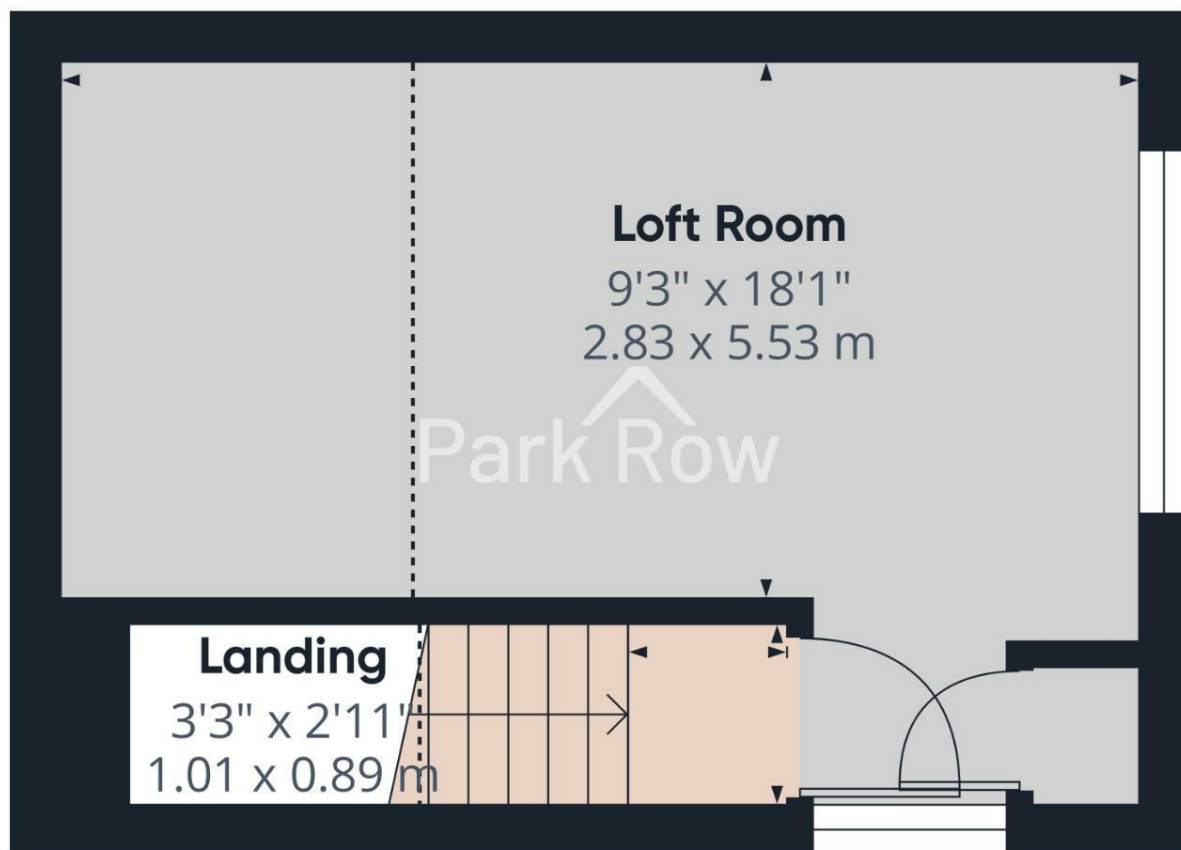
(1) Excluding balconies and terraces

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Floor 1



Floor 2

Approximate total area⁽¹⁾

199 ft²
18.5 m²

Reduced headroom

52 ft²
4.9 m²

(1) Excluding balconies and terraces

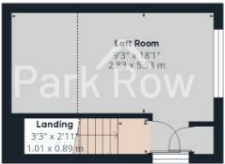
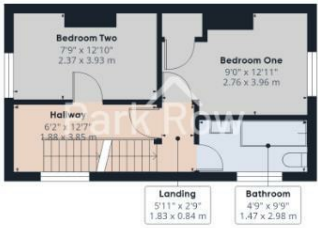
Reduced headroom

Below 5 ft/1.5 m

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Park Row

Approximate total area⁽¹⁾
1030 ft²
95.7 m²
Reduced headroom
67 ft²
6.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

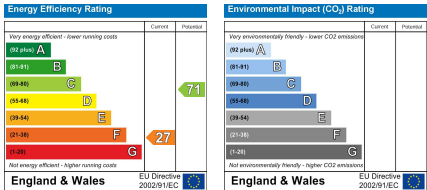
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