

# Park Row

The proactive estate agent



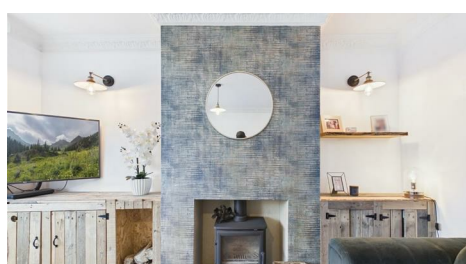
**Betteras Hill Road, Hillam, Leeds, LS25 5HD**

**Offers In Excess Of £300,000**



**\*\* SEMI-DETACHED \*\* THREE BEDROOMS \*\* PLENTY OF OFF STREET PARKING \*\* ENCLOSED REAR GARDEN \*\* BEAUTIFULLY PRESENTED THROUGHOUT \*\* SOUGHT AFTER VILLAGE LOCATION \*\***

**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!**



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## INTRODUCTION

Nestled in the charming semi-rural village of Hillam, Leeds, this beautifully presented three-bedroom semi-detached home on Betteras Hill Road offers an ideal setting for families and first-time buyers alike. Spanning 756 square feet, the property boasts a delightful lounge featuring a stunning bay window that fills the space with natural light, complemented by a cosy log-burning stove, perfect for those chilly evenings.

The well-appointed kitchen is a highlight of the home, equipped with modern amenities and a door that seamlessly connect to the spacious rear garden. This outdoor area is a true gem, providing ample space for children to play, gardening enthusiasts to flourish, or even the potential for future extensions to enhance the property further.

With three comfortable bedrooms and a well-designed bathroom, this home caters to the needs of small families, offering both comfort and practicality. Additionally, the property benefits from plenty of off-street parking, ensuring convenience for residents and guests alike.

Hillam is a lovely village that combines the tranquility of rural living with easy access to local amenities, making it a perfect choice for those seeking a peaceful yet connected lifestyle. This semi-detached house is not just a property; it is a wonderful opportunity to create lasting memories in a welcoming community. Don't miss the chance to make this charming home your own.

## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a red uPVC door with a glass panel above and within which leads into:

### ENTRANCE HALLWAY

5'5" x 3'2" (1.66 x 0.99)

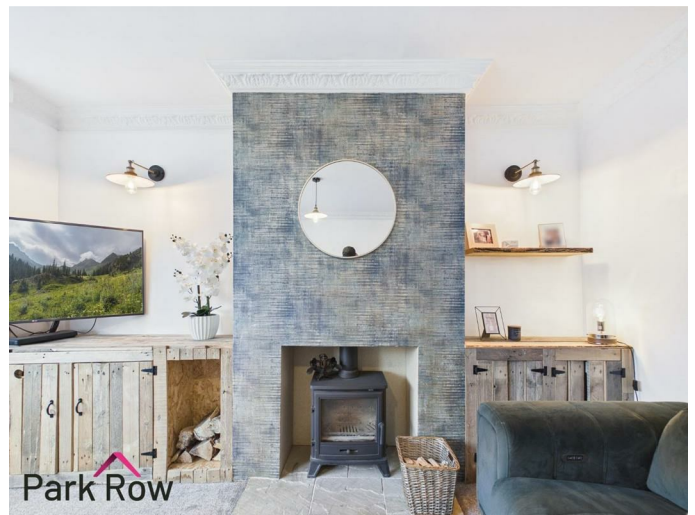
Stairs which lead up to the first floor accommodation, tiled flooring, a central heating radiator and an internal door which leads into;

## LIVING ROOM

12'11" x 13'0" (3.96 x 3.98)



A double glazed bay-window to the front elevation, a log burning stove with a stone tiled hearth built within the wall, built in wooden cupboards to both alcoves either side of the fire, a central heating radiator and an internal door which leads into;



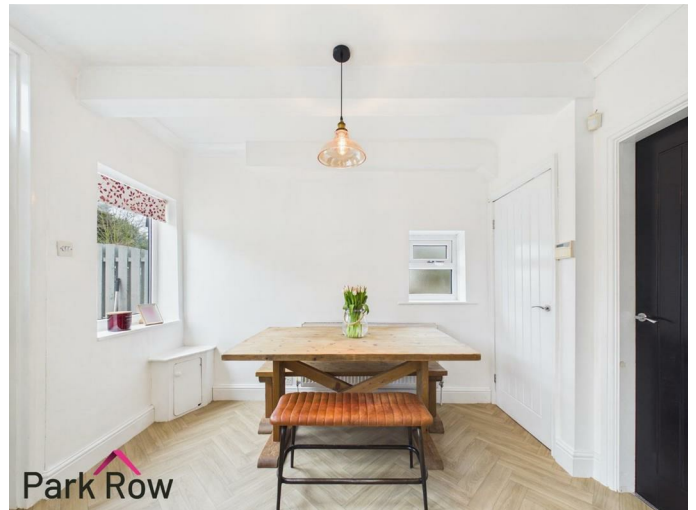
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**KITCHEN/DINING ROOM**  
 10'5" x 16'11" (3.18 x 5.17)



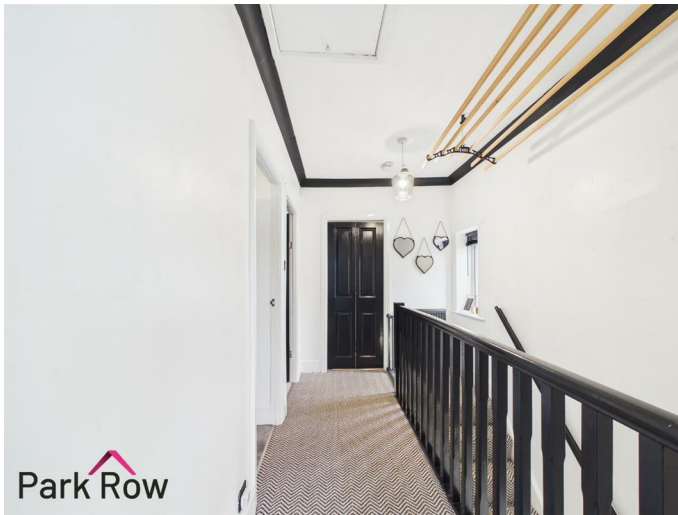
Two double glazed windows to the rear elevation, white wooden shaker-style wall and base units, square edge laminate worktop, five ring gas hob with a built in extractor fan over, tiled splashback, one and a half ceramic sink with chrome taps over, space and plumbing for a washing machine, built in double ovens, space for a freestanding fridge/freezer, a door which leads into under-stairs storage, a central heating radiator and a uPVC stable door with a glass panel within which leads out to the rear garden.



**FIRST FLOOR ACCOMMODATION**

## LANDING

10'9" x 6'6" (3.28 x 1.99)



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

## BEDROOM ONE

13'1" x 8'4" (4.01 x 2.55)

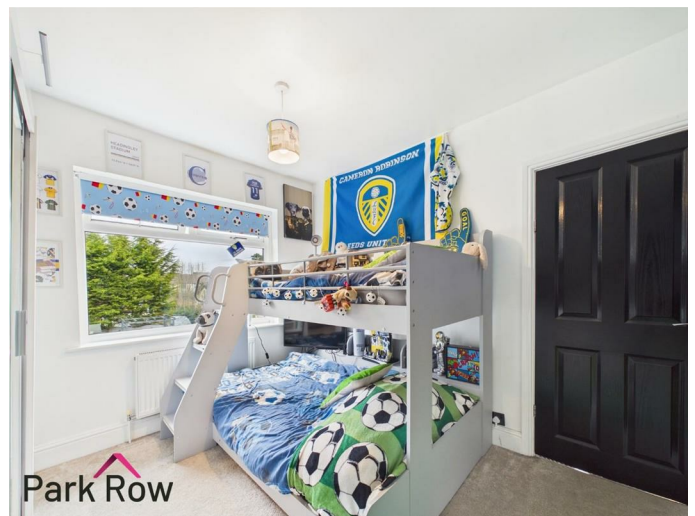


A double glazed window to the front elevation, two sets of light grey shaker-style built in wardrobes, a central heating radiator and an electric point for a wall mounted television.



## BEDROOM TWO

10'5" x 9'10" (3.19 x 3.01)



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



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### BEDROOM THREE

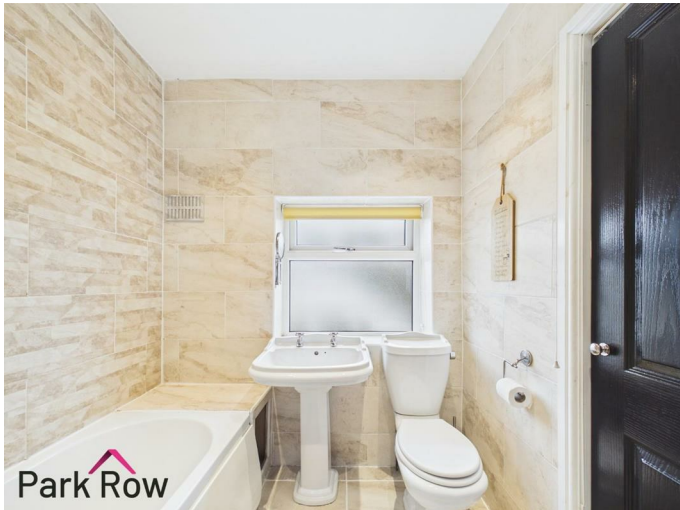
6'2" x 6'6" (1.90 x 1.99)



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

### BATHROOM

6'3" x 6'4" (1.93 x 1.94)



An obscure double glazed window to the side elevation and includes; a close coupled w/c, a pedestal hand basin with chrome taps over, a panel bath with a mains shower above and a glass shower screen, fully tiled floor to ceiling and a chrome heated towel rail.



### EXTERIOR

#### FRONT



To the front of the property there is a block paved driveway with space for parking, a decorative stone area with further space for parking, space for log storage, perimeter wooden fencing to all three sides and there is also access into the property.



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## REAR



Accessed via the gate at the side of the property or through the door in the kitchen where you will step out onto; a paved area with space for seating, a wooden decked area with a pergola over with more space for outdoor seating, space for a shed or storage, perimeter wooden fencing to all three sides and the rest is mainly lawn.



## AERIAL



## 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.

## 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.

## MAKING AN OFFER

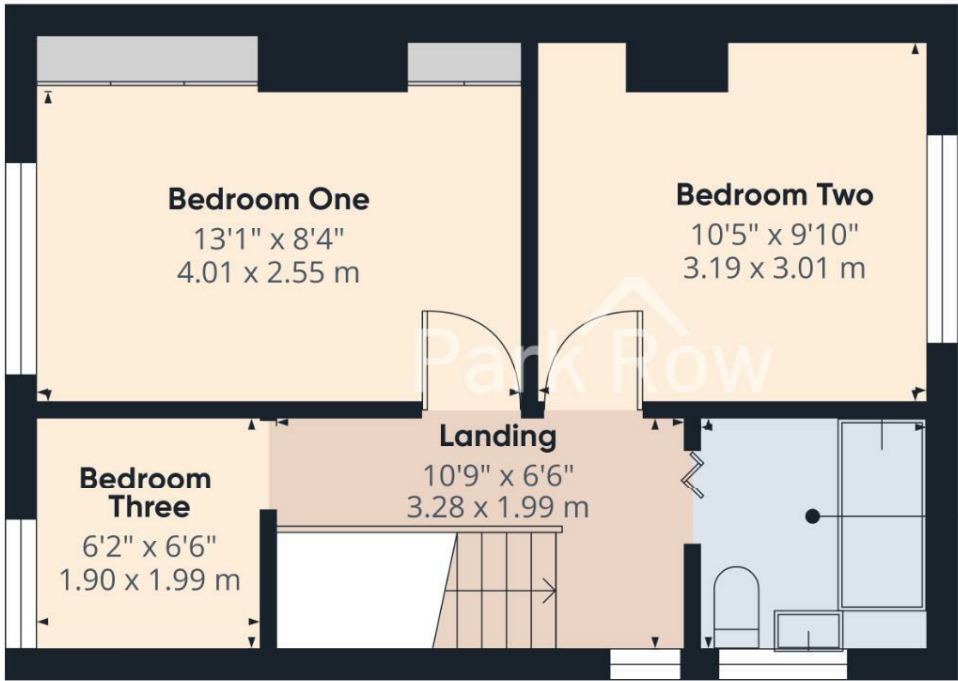
In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and 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.



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Approximate total area<sup>(1)</sup>  
360 ft<sup>2</sup>  
33.5 m<sup>2</sup>

**Bathroom**  
6'3" x 6'4"  
1.93 x 1.94 m

(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.

GIRAFFE360



Floor 1



T 01977 681122  
W www.parkrow.co.uk

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
82	82	A	A
81-71	81-71	B	B
69-55	69-55	C	C
55-49	55-49	D	D
49-44	49-44	E	E
41-36	41-36	F	F
1-20	1-20	G	G

EU Directive 2002/91/EC



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