

# Park Row



**Barley Walk, South Milford, LS25 5GF**

**Offers In Excess Of £250,000**



**\*\*END-TERRACE\*\* 1027SQFT\*\*THREE BEDROOMS\*\*STORAGE SPACE\*\*OFF STREET PARKING\*\*ENCLOSED REAR GARDEN\*\*THREE BATHROOMS\*\*OPEN PLAN KITCHEN/DINING ROOM\*\*SOUGHT AFTER VILLAGE\*\***

**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 Barley Walk, South Milford, this delightful terraced house offers a perfect blend of modern living and comfort. Built in 2010, the property spans an impressive 1,027 square feet and is spread across three well-designed floors, providing ample space for families or those seeking a little extra room.

Upon entering, you are welcomed into a spacious reception room and downstairs shower room ideal for busy family life. The house boasts three generously sized bedrooms, ensuring that everyone has their own private sanctuary. With three bathrooms, including ensuite facilities, morning routines will be a breeze, alleviating any concerns about sharing space. The property also features a half garage, providing secure storage, off-road parking for two vehicles. An efficient layout makes it a practical choice for contemporary living. Located in a friendly neighbourhood, this home is well-positioned for local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. Whether you are looking to settle down or invest, this three-bedroom terraced house on Barley Walk is a wonderful opportunity not to be missed.

## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a black wooden door with an obscure window within which leads into:

### ENTRANCE HALLWAY

16'6" x 6'2" (5.03 x 1.89)



Stairs which lead up to the first floor accommodation, an under-stairs storage cupboard, a central heating radiator and internal doors which lead into;

## KITCHEN/DINING

18'6" x 7'7" (5.65 x 2.32)



A double glazed window to the rear elevation, wooden shaker-style wall and base units surrounding, built in oven, four ring gas hob with a built in extractor fan over and tiled splashback, laminate marble effect worktop, stainless steel one and a half drainer sink with chrome taps over, tiled splashback, space for fridge/freezer, integral dishwasher, a central heating radiator and a wooden door with glass panels within which leads to the rear garden;







over and tiled splashback, a central heating radiator and a fully tiled mains shower with a glass shower screen.

## FIRST FLOOR ACCOMMODATION

### LANDING

12'7" x 3'1" (3.86 x 0.94)



A double glazed window to the front elevation, a central heating radiator, stairs which lead to the second floor and internal doors which lead into;

### LIVING ROOM

14'2" x 14'6" (4.32 x 4.43)



Two double glazed windows to the rear elevation, two central heating radiators and a decorative fire place with a wooden surround and stone hearth.



### DOWNSTAIRS BATHROOM

9'7" x 2'7" (2.93 x 0.80)



A close coupled w/c, a pedestal hand basin with chrome taps



### BEDROOM ONE

13'8" x 8'8" (4.17 x 2.65)



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



### BEDROOM THREE

11'1" x 8'0" (3.40 x 2.44)

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

### SECOND FLOOR ACCOMMODATION

#### LANDING

2'7" x 8'11" (0.81 x 2.72)

Loft access, internal doors which lead into;



A close coupled w/c, a vanity unit with hand basin with chrome taps over plus tiled splashback, a full tiled mains shower with a glass shower screen and a double glazed Velux window.



## BEDROOM TWO

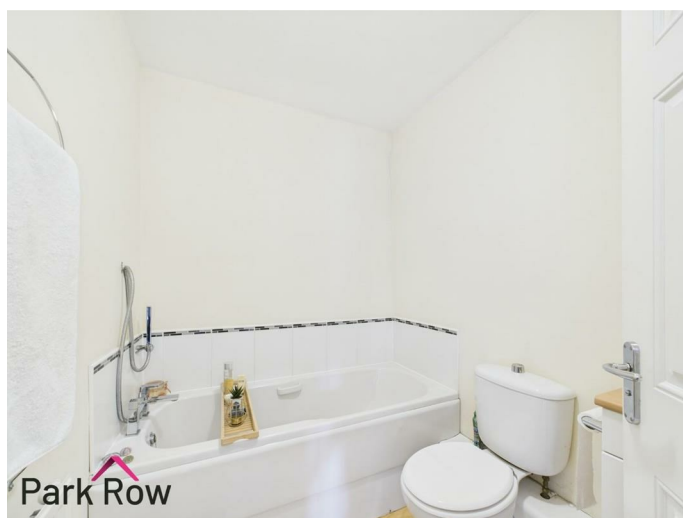
11'8" x 11'1" (3.57 x 3.38)



Two double glazed window to the front elevation, a central heating radiator and two internal doors which lead into storage cupboards;

## BATHROOM

6'10" x 5'6" (2.09 x 1.69)



A white suite comprising; a close coupled w/c, a vanity unit with hand basin with chrome taps over,, a panel bath with shower mixer taps and a central heating radiator,

## EXTERIOR

## FRONT



To the front of the property there is a concrete driveway with space for parking, access into the garage, a block paved pathway which leads to the front door.

## REAR



Accessed via the door in the kitchen/dining room where you will step out onto; a block paved area with space for seating, perimeter wooden fencing to all three sides and the rest is mainly lawn.



## STORAGE SPACE

7'4" x 7'10" (2.26 x 2.41)

Accessed via the up and over door from the driveway and is a fantastic space for storage.

## 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.

## 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

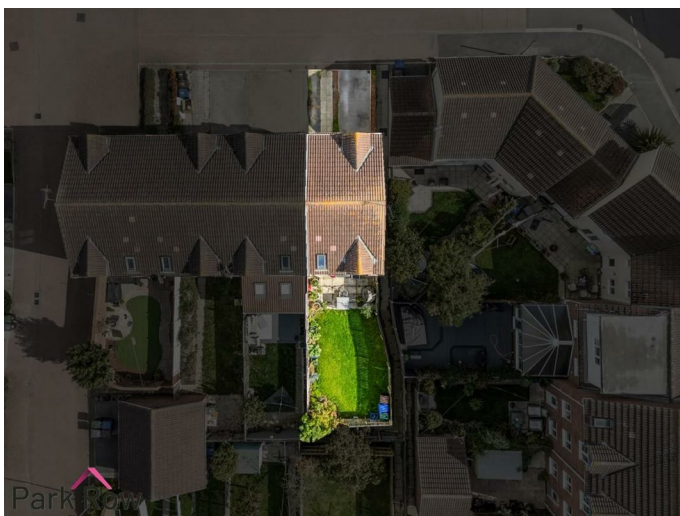
The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.


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

### **OPENING HOURS**

CALLS ANSWERED :

Mon, Tues, Wed, Thurs & Fri - 9.00am to 5.30pm

Saturday - 9.00am to 1.00PM

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

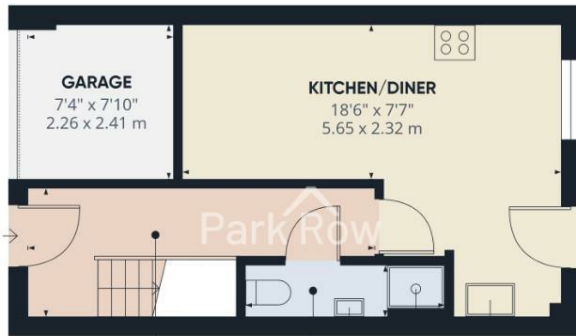
### **VIEWINGS**

Strictly by appointment with the sole agents.

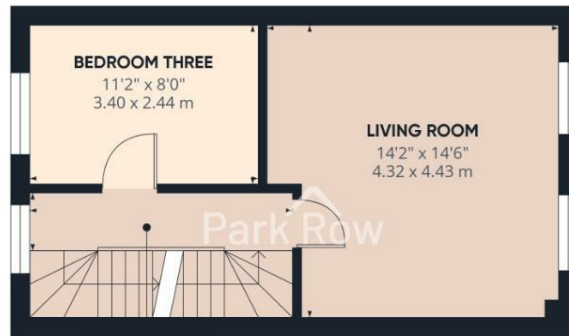
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.







Floor 0



Floor 1



Floor 2

**Park Row**

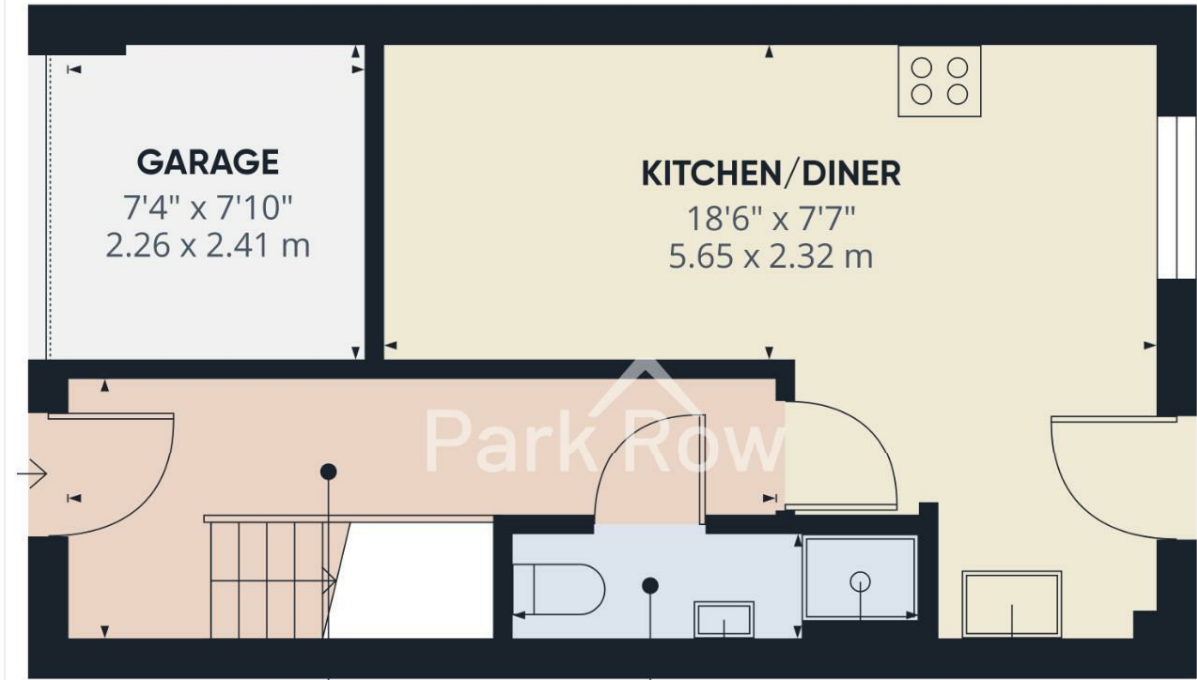
**Approximate total area<sup>(1)</sup>**  
1027 ft<sup>2</sup>  
95.4 m<sup>2</sup>

(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





**HALLWAY**  
16'5" x 6'2"  
5.03 x 1.89 m

**BATHROOM**  
9'7" x 2'7"  
2.93 x 0.80 m

  
**Park Row**

Approximate total area<sup>®</sup>  
366 ft<sup>2</sup>  
34 m<sup>2</sup>

(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 0



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