

Park Row



Barley Walk, South Milford, Leeds, LS25 5GF

Offers In Excess Of £270,000



**** THREE BEDROOM TOWN HOUSE ** OFF STREET PARKING with an EV CHARGER ** ENCLOSED REAR GARDEN with SUMMER HOUSE ** ENSUITE to the MASTER ** SPACIOUS KITCHEN DINING ROOM ** STORAGE ROOM ****

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, Leeds, this delightful terraced house offers a perfect blend of comfort and modern living. Spanning an impressive 1,065 square feet across three well-appointed floors, this property is ideal for families or those seeking extra space.

Upon entering, you are greeted by an inviting reception room providing ample space for relaxation and entertaining guests. The heart of the home is the spacious kitchen-dining area on the ground floor, perfect for family meals and gatherings. The property boasts three generously sized bedrooms, including a master suite complete with an ensuite bathroom, ensuring privacy and convenience.

The additional bathroom serves the other bedrooms, making morning routines a breeze. Outside, the property features off-street parking for 2 vehicles and a lovely rear garden that includes a charming summer house, perfect for enjoying the outdoors or as a quiet retreat.

This home is not only well-situated in a friendly neighbourhood but also offers a wonderful opportunity for comfortable living. With its combination of space, modern amenities, and outdoor charm, this terraced house is a must-see for anyone looking to settle in South Milford.

GROUND FLOOR ACCOMMODATION

ENTRANCE

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

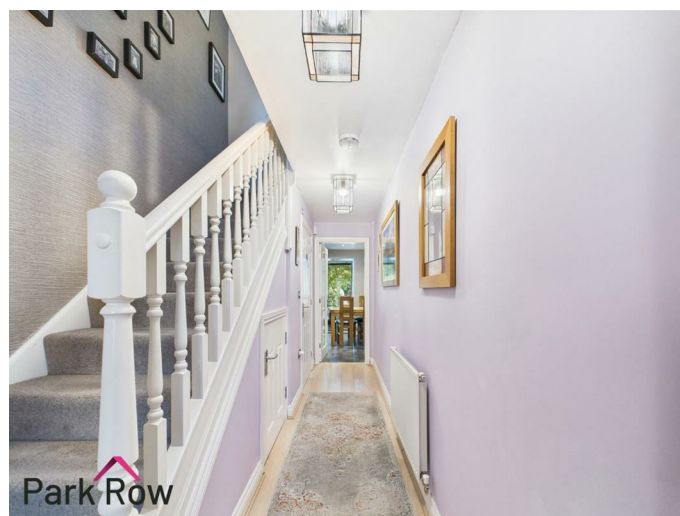
PORCH

2'6" x 5'11" (0.78 x 1.82)

A double glazed window to the front elevation and an internal composite door with a double glazed decorative window within which leads into;

HALLWAY

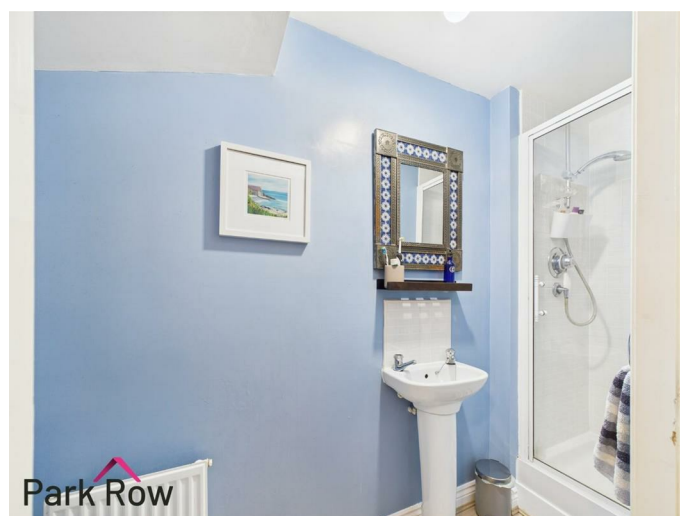
15'10" x 3'2" (4.85 x 0.97)



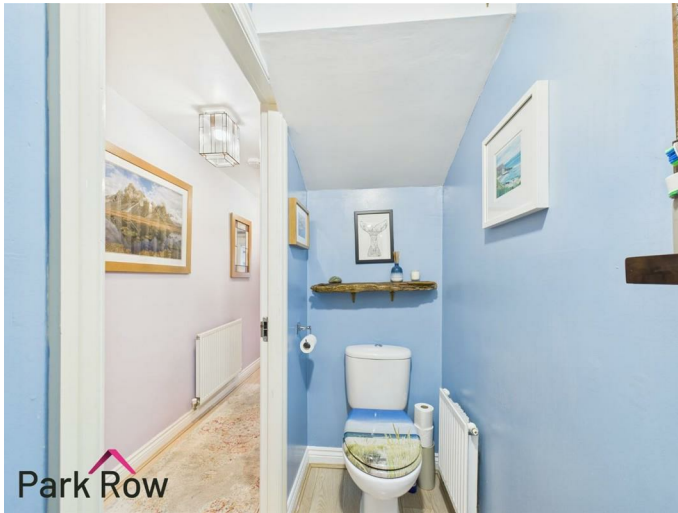
Stairs which lead up to the first floor accommodation, a central heating radiator and internal doors which lead into;

DOWNSTAIRS BATHROOM

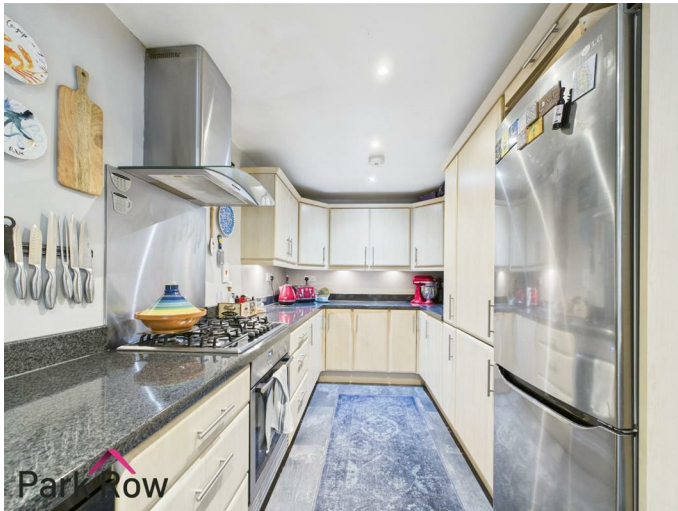
9'5" x 2'10" (2.89 x 0.88)



A white suite comprising; a closed couple WC, a pedestal hand basin with chrome mixer tap over, a shower cubicle with a mains shower and a glass shower screen plus a central heating radiator.



KITCHEN DINING ROOM 19'9" x 7'8" (6.02 x 2.34)



A double glazed window to the rear elevation, wooden style wall and base units surrounding, built in oven, four ring gas hob with a built in extractor fan over and stainless steel splashback, laminate worktop, stainless steel one and a half drainer sink with chrome taps over, upstands that match the countertop, space for fridge/freezer, space and plumbing for a dishwasher and a washing machine, a grey vertical radiator and double glazed double doors which lead out to the rear garden.



FIRST FLOOR ACCOMMODATION

LANDING 12'9" x 2'10" (3.90 x 0.87)

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

LIVING ROOM

16'10" x 14'7" (5.15 x 4.47)



Two double glazed windows to the rear elevation, a central heating radiator and a fireplace with a wooden surround and tiled hearth

BEDROOM THREE

8'7" x 8'1" (2.62 x 2.48)



A double glazed window to the front elevation.

SECOND FLOOR ACCOMMODATION

LANDING

2'10" x 8'9" (0.87 x 2.68)

Loft access and internal doors which lead into;

BEDROOM ONE

11'8" x 8'9" (3.58 x 2.67)



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



BEDROOM TWO
12'6" x 13'2" (3.83 x 4.03)



ENSUITE
5'4" x 5'6" (1.65 x 1.68)



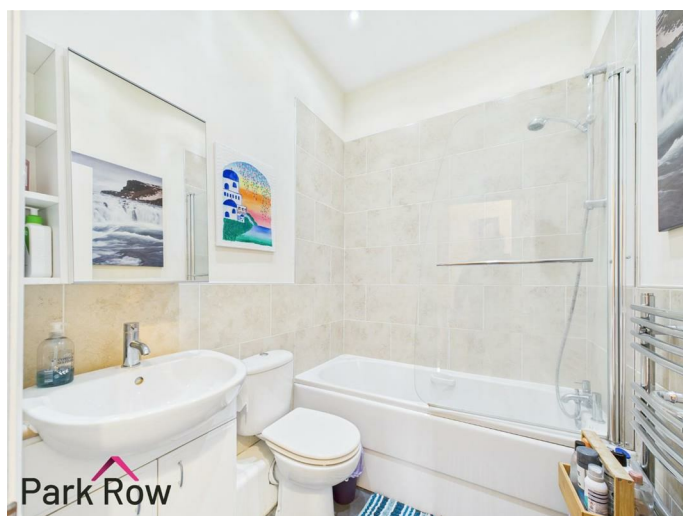
A double glazed Velux window to the ceiling and a white suite comprising; a closed couple WC, and a handbasin with a chrome mixer tap over set within a grey combination vanity unit, a corner shower mains shower unit with a glass shower screen plus a chrome towel rail.

Two double glazed windows to the front elevation, a central heating radiator and built in shelving storage.



FAMILY BATHROOM

6'9" x 5'6" (2.07 x 1.69)



Includes a white suite comprising; a closed coupled WC, a hand basin with chrome mixer taps over set within a vanity unit, a panel bath with chrome taps over, a panel bath with a mains shower above and a glass shower screen plus a chrome towel radiator.

EXTERIOR

FRONT



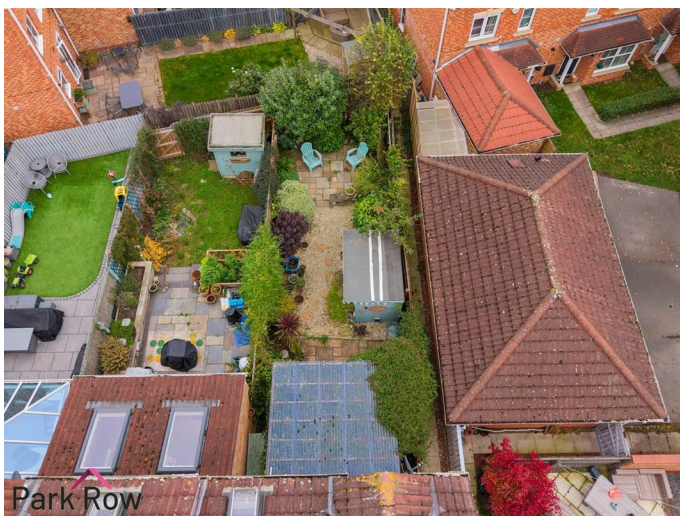
To the front of the property there is a paved driveway with space for parking, access into the front door plus the garage and a block paved pathway which leads to the side of the property.

REAR



Accessed via the double doors in the kitchen/dining room or from the pathway at the front where you will step out onto; a block paved area with space for seating with a pergola over, perimeter wooden fencing to all three sides, the rest is mainly gravelled with stepping stones within, there is a further paved area with space for seating at the rear of the garden.





STORAGE ROOM

5'6" x 7'8" (1.70 x 2.35)

Accessed via the white up and over door from the driveway and it is a great space for storage.

GARDEN ROOM

7'11" x 4'11" (2.42 x 1.50)

A lovely space for seating.

TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: D

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

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

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.



PORCH
2'6" x 5'11"
0.78 x 1.82 m

DOWNSTAIRS BATHROOM
9'5" x 2'10"
2.89 x 0.88 m

HALLWAY
15'11" x 3'2"
4.85 x 0.97 m

STORAGE ROOM
5'6" x 7'8"
1.70 x 2.35 m

KITCHEN DINING
19'9" x 7'7"
6.02 x 2.34 m

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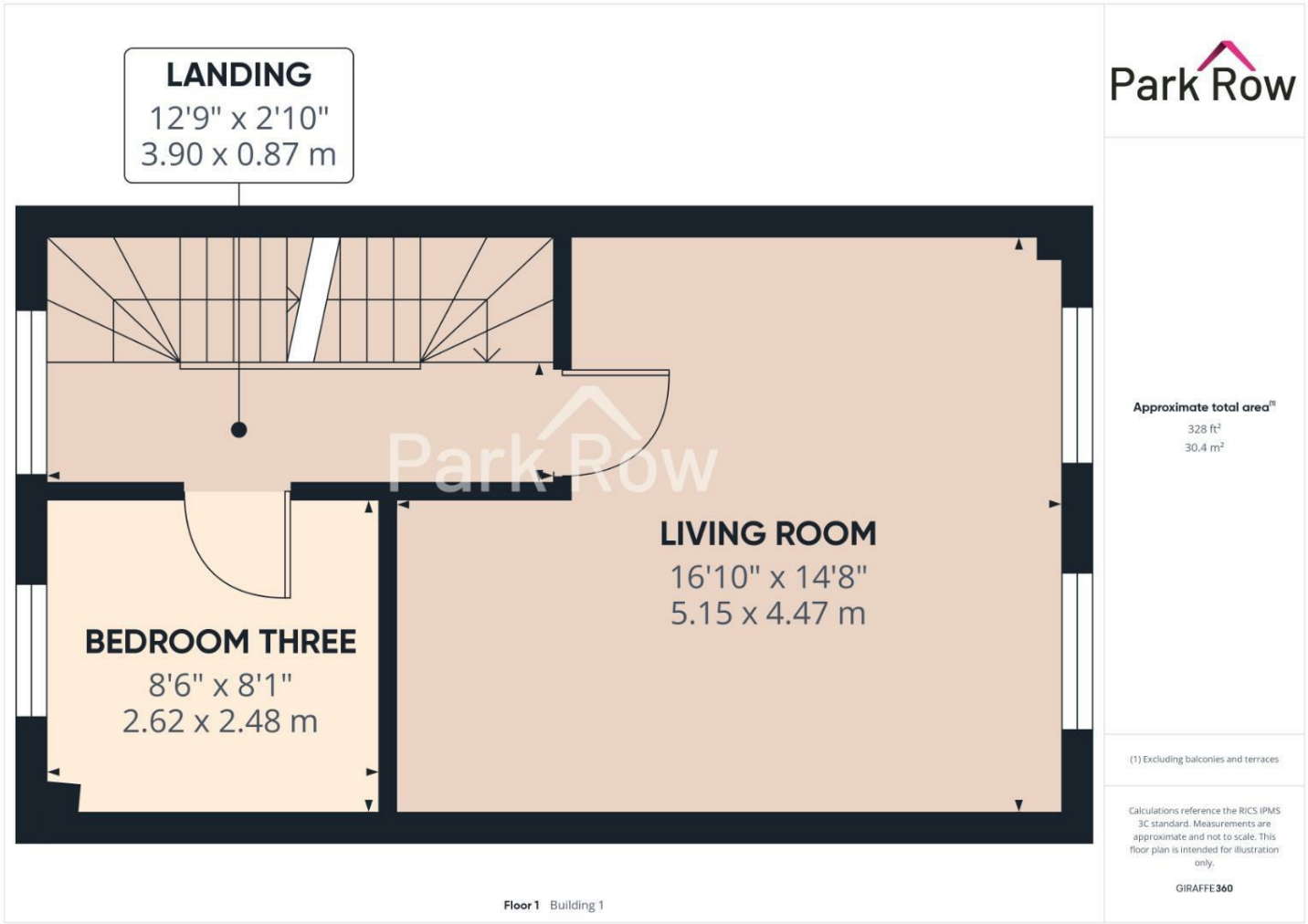
Approximate total area⁽¹⁾
374 ft²
34.7 m²

(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.

GIRAFFE 360

Floor 0 Building 1





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