

Park Row

The proactive estate agent



High Street, South Milford, Leeds, LS25 5AQ

Offers In Excess Of £210,000



****END-TERRACE**TWO BEDROOMS**GARAGE**REAR GARDEN**OFF STREET PARKING**SOUGHT AFTER VILLAGE LOCATION**PERFECT FOR FIRST TIME BUYERS**WELL-PRESENTED THROUGHOUT**MODERN KITCHEN + BATHROOM****

Nestled in the charming village of South Milford, this delightful end terrace house offers a perfect blend of comfort and modern living. Spanning 695 square feet, the property features two well-proportioned bedrooms and a stylish bathroom, making it an ideal choice for first-time buyers or those seeking a cosy retreat.

Upon entering, you are welcomed into a bright lounge that exudes warmth and character, providing an inviting space for relaxation and entertaining. The modern kitchen is thoughtfully designed, equipped with contemporary fittings that cater to all your culinary needs.

The property boasts an enclosed rear garden, which is both easy to maintain and aesthetically pleasing, primarily paved with decorative stones. This outdoor space is perfect for enjoying sunny afternoons or hosting gatherings with friends and family. Additionally, the rear of the property includes a garage and off-street parking for two vehicles, ensuring convenience and security.

Located on the High Street, this home benefits from the tranquillity of village life while remaining well-connected to nearby amenities and transport links. With its well-presented interiors and practical features, this end terrace house is a wonderful opportunity for those looking to establish themselves in a sought-after area. Don't miss the chance to make this charming property your new home.

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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GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a brown entrance door which leads into;

ENTRANCE HALLWAY

6'11" x 6'8"



A double glazed window to the front elevation, stairs which lead up to the first floor accommodation, a door which leads into under-stairs storage, a central heating radiator and internal doors which lead into;

KITCHEN

9'3" x 6'11"



A double glazed window to the front elevation, white shaker-style wall and base units, wood-effect square-edge laminate worktop, a built in Neff oven, a Neff four ring gas hob with a built in Neff extractor fan over and glass splashback behind, a white one and a half sink with chrome taps over, space and plumbing for a washing machine, space for a freestanding fridge/freezer and a central heating radiator.





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LOUNGE

15'4" x 10'6"



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A double glazed window to the rear and side elevation, a central heating radiator and a composite door with double glazed obscure glass panels within which leads out to the rear garden.



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FIRST FLOOR ACCOMMODATION

LANDING

6'6" x 3'0"

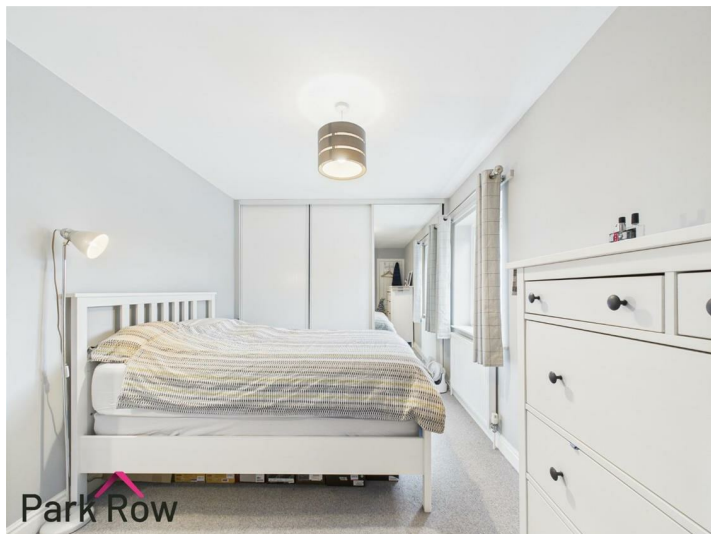
Internal doors which lead into;

BEDROOM ONE

13'11" x 8'8"



A double glazed window to the front elevation, built in wardrobes with white and mirrored sliding doors, a central heating radiator and a door which leads into a cupboard which houses the boiler.



BEDROOM TWO

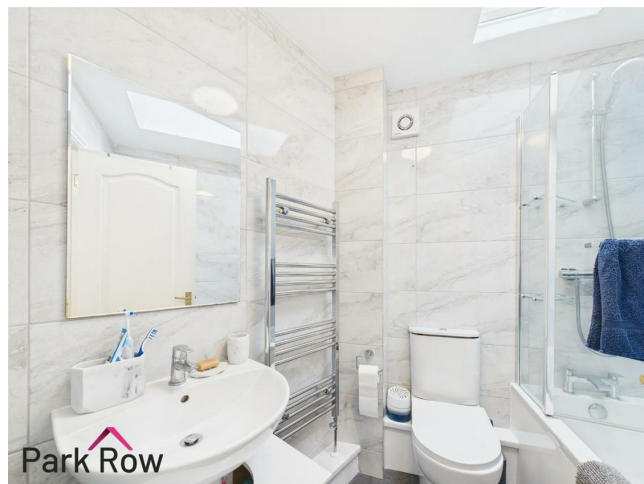
8'9" x 7'1"



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

FAMILY BATHROOM

7'3" x 5'6"



A double glazed Velux window to the rear elevation and includes a white suite comprising; a close coupled w/c, a pedestal hand basin with chrome taps over, a panel bath with a mains shower over and a glass shower screen, a chrome heated towel rail and an electric shaving point.

EXTERIOR



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FRONT



To the front of the property there is a paved pathway which leads to the entrance door, block paving either side and a storm porch over.

REAR



Accessed via the gate at the rear or through the door in the lounge where you will step out onto; a paved area with space for seating with a pathway which leads to the gate, an area filled with decorative stones, borders filled with bark and has space for potted plants, perimeter brick built wall to two sides and wooden fencing to the other side.



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GARAGE

17'0" x 9'1"

Accessed from Woodlands Lane and then turn left and it includes a good space for storage plus a paved area for parking.

AGENTS NOTE

All windows and doors were replaced in 2020, The bathroom was re-fitted in 2020, The kitchen was re-fitted in 2021 and All carpets throughout are wool carpets.

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.

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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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 - 9.00am to 5.30pm

Friday - 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

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.

VIEWINGS

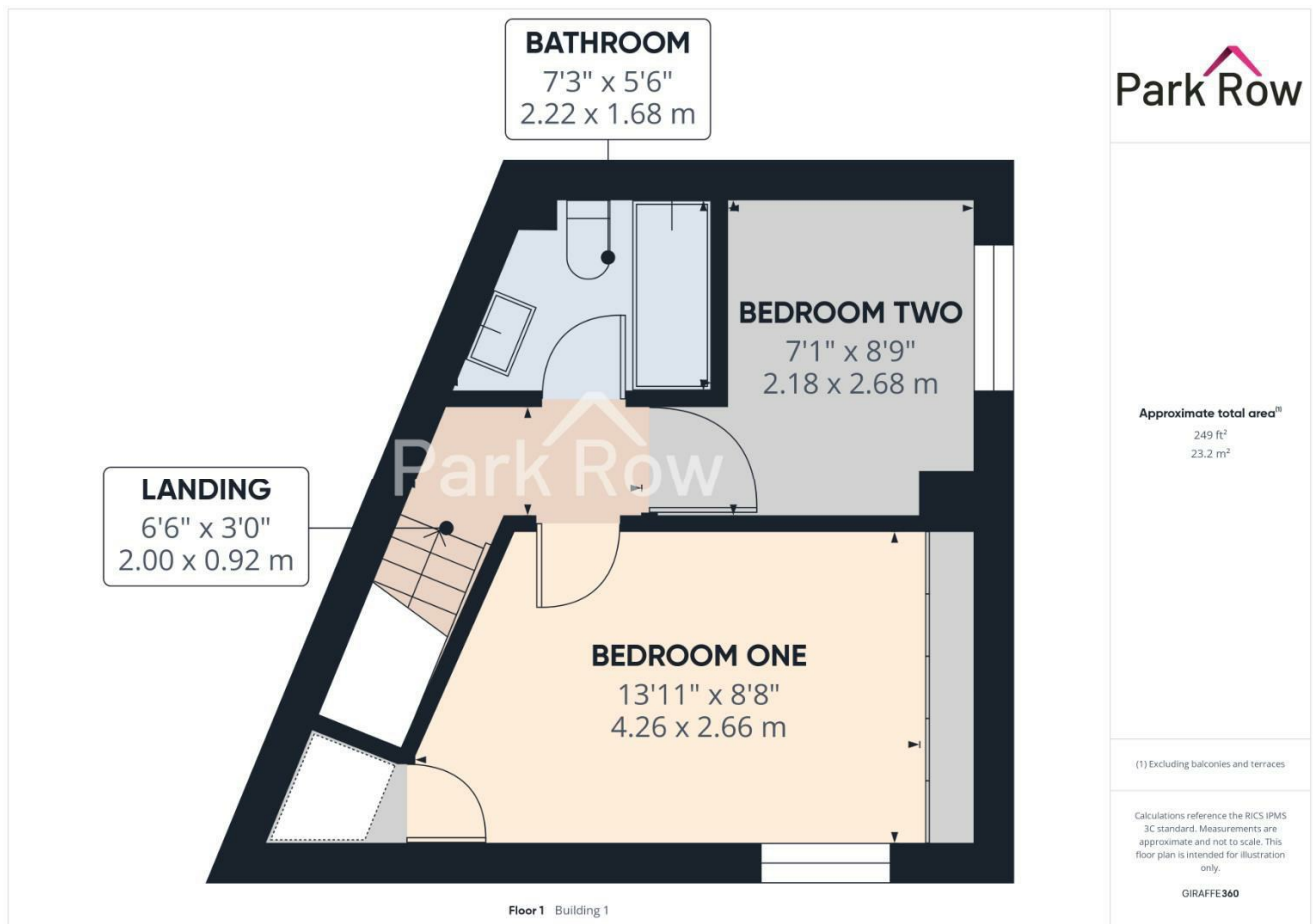
Strictly by appointment with the sole agents.

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.



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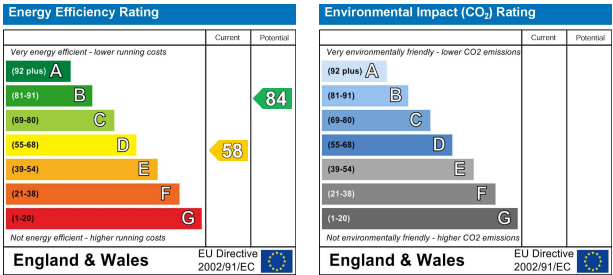
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