

# Park Row

The proactive estate agent



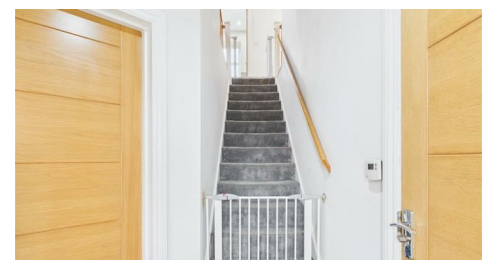
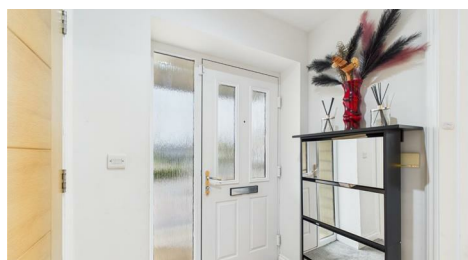
## Manor Chase, Micklefield, Leeds, LS25 4EH

Offers In Excess Of £400,000



\*\*STONE BUILT DETACHED HOME \*\* SET WITHIN A SELECT DEVELOPMENT OF 12 HOMES BUILT BY THE REPUTABLE BUILDER MANDALE HOMES \*\* FOUR DOUBLE BEDROOMS \*\* OFF STREET PARKING \*\* GARAGE \*\* ENCLOSED REAR GAREN + ADDITIONAL SIDE GARDEN \*\* UTILITY ROOM \*\* DOWNSTAIRS W/C \*\* EN-SUITE \*\* BEAUTIFULLY PRESENTED THROUGHOUT \*\* NO ONWARD 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!



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## INTRODUCTION

Nestled in the charming area of Manor Chase, Micklefield, Leeds, this exquisite stone-built detached house offers a perfect blend of comfort and modern living. Constructed by the esteemed Mandale Homes, this property is part of a select development of just twelve homes, ensuring a sense of community and exclusivity.

Boasting four spacious bedrooms, including a master suite with an en-suite bathroom, this home is ideal for families seeking both space and privacy. The two reception rooms offer versatile spaces for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The property features an integral garage, providing ample storage and off-street parking for your vehicles. The enclosed rear garden is perfect for children to play safely or for hosting summer barbecues, while the additional garden to the side of the house is a unique feature that sets this home apart from others in the development.

Built with high-quality materials throughout, this residence is not only aesthetically pleasing but also designed for durability and comfort. The downstairs w/c and utility room add to the practicality of the layout, catering to the needs of modern family life.

In summary, this stunning detached home in Manor Chase is a rare find, offering generous living spaces, quality finishes, and a delightful outdoor area. It is an excellent opportunity for families looking to settle in a welcoming community while enjoying the benefits of contemporary living.

## GROUND FLOOR ACCOMMODATION

### ENTRANCE

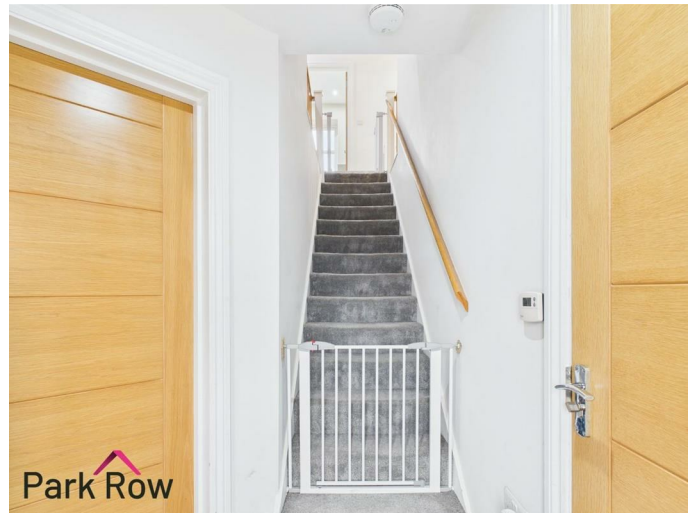
Enter through a black composite door with a double glazed obscure glass panel within plus a full length double glazed obscure window to the right hand side which leads into;

## ENTRANCE HALLWAY

5'10" x 5'6" (1.78 x 1.69)



Stairs which lead up to the first floor accommodation, an internal oak lockable door which leads into the garage plus an oak internal door which leads into;



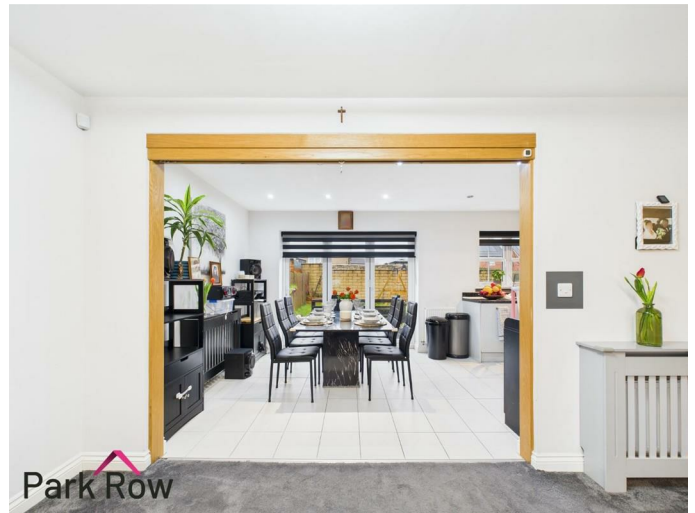
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## LOUNGE

15'3" x 13'10" (4.67 x 4.23)



A double glazed window to the front elevation, an oak internal door which leads into an under-stairs storage cupboard, two central heating radiators and an open doorway which leads into;



## KITCHEN/DINING ROOM

21'2" x 8'11" (6.47 x 2.73)



A double glazed window to the rear elevation, light grey gloss



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wall and base units surrounding, roll-edge laminate worktop, four ring gas hob with a built in extractor fan over, built in oven, integral dishwasher, black drainer sink with black taps over, a double glazed bi-fold door which leads out to the rear garden, LED spotlights to the ceiling, two central heating radiators and an oak internal door which leads into;



### UTILITY ROOM

6'0" x 5'7" (1.83 x 1.71)

A double glazed window to the side elevation, light grey gloss base units and roll-edge worktop to match the kitchen, space and plumbing for a washing machine, black drainer sink with black taps over, a composite door with a double glazed obscure glass panel within which leads out to the rear garden, a central heating radiator, LED spotlights to the ceiling, tiled flooring and an internal oak door which leads into;



### DOWNSTAIRS W/C

5'4" x 2'10" (1.64 x 0.88)



Includes a white suite comprising of; a close coupled w/c, a hand basin set within a white gloss unit with chrome taps over, a chrome heated towel radiator LED spotlights to the ceiling and tiled flooring.

### FIRST FLOOR ACCOMMODATION



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## LANDING

10'2" x 8'5" (3.11 x 2.59)



Loft access, an internal oak door which leads into a storage cupboard, a central heating radiator and further internal oak doors which lead into;

## BEDROOM ONE

16'10" x 10'1" (5.15 x 3.09)



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



## EN-SUITE

6'2" x 6'2" (1.90 x 1.88)



An obscure double glazed window to the front elevation and includes a white suite comprising of; a close coupled w/c, a hand basin set within a white gloss unit with chrome taps over, a fully tiled walk in mains shower with a glass shower screen, a chrome heated towel radiator, half tiled to the remaining walls, tiled flooring and LED spotlights to the ceiling.

## BEDROOM TWO

13'4" x 9'10" (4.08 x 3.02)



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

## BEDROOM THREE

11'1" x 9'11" (3.38 x 3.04)



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



## BEDROOM FOUR

11'10" x 9'1" (3.61 x 2.79)



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



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**MAIN BATHROOM**  
7'9" x 5'11" (2.37 x 1.82)



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**EXTERIOR**  
**FRONT**



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A double glazed obscure window to the rear elevation and includes a white suite comprising of; a close coupled w/c, a hand basin set within a white gloss unit with chrome taps over, a panel bath with a mains shower over and a glass shower screen, fully tiled to the bath area and half tiled to the remaining walls, a chrome towel radiator, tiled flooring and LED spotlights to the ceiling.



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To the front of the property there is a block paved driveway with space for parking, a paved pathway which leads to the pedestrian gate at the side of the property, access into the garage via the electric roller-shutter door and the rest is mainly lawn.



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### SIDE GARDEN



Accessed via the pedestrian gate at the front of the property and is a fantastic additional space which includes; a paved pathway which leads to a pedestrian gate allowing access to the rear garden, space for an outdoor shed, perimeter wooden fencing to all three sides and the rest is mainly lawn.



### REAR

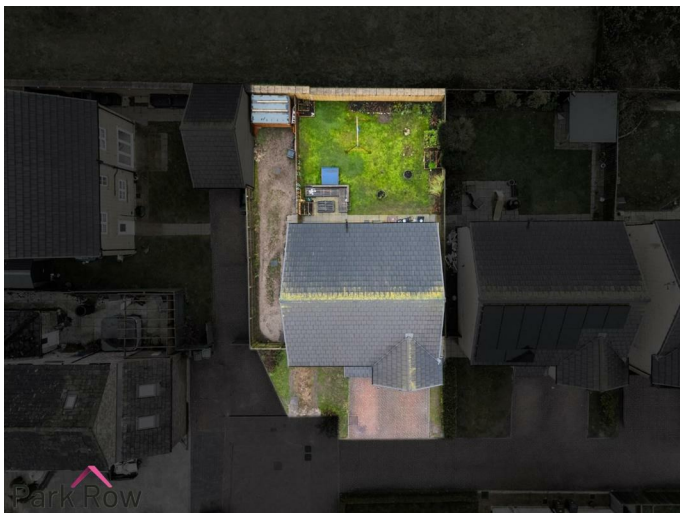


Accessed via the gate at the side of the property, the door in the utility room or through the bi-fold doors in the kitchen/dining room where you will step out onto; a paved area with space for seating, borders filled with mature shrubs and bushes, perimeter wooden fencing to each side, perimeter stone built wall to the rear and the rest is mainly lawn.



## GARAGE

## 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.

## 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:



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SHERBURN IN ELMET - 01977 681122  
SELBY - 01757 241124  
GOOLE - 01405 761199  
PONTEFRACT & CASTLEFORD - 01977 791133

## TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: E

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.



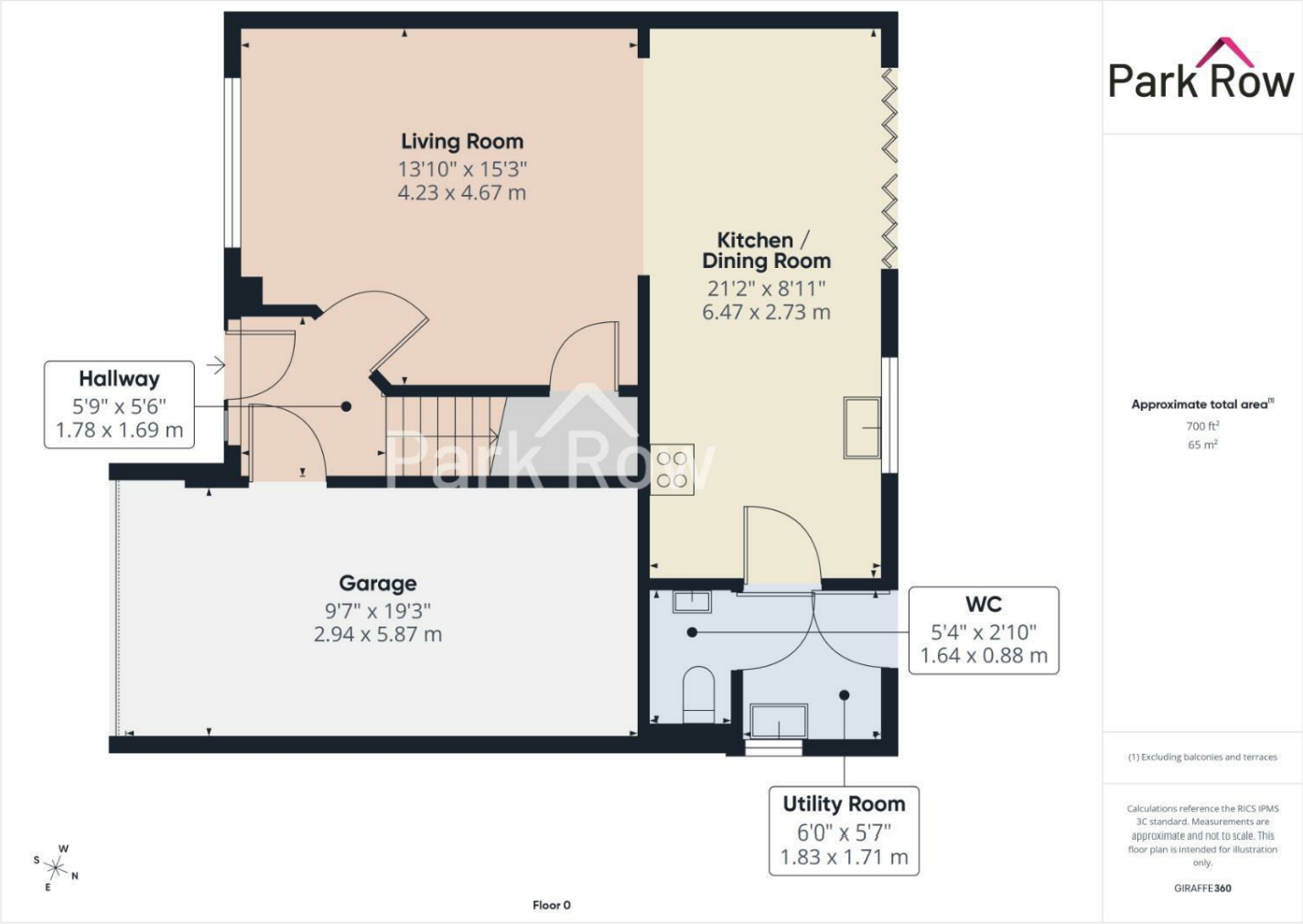
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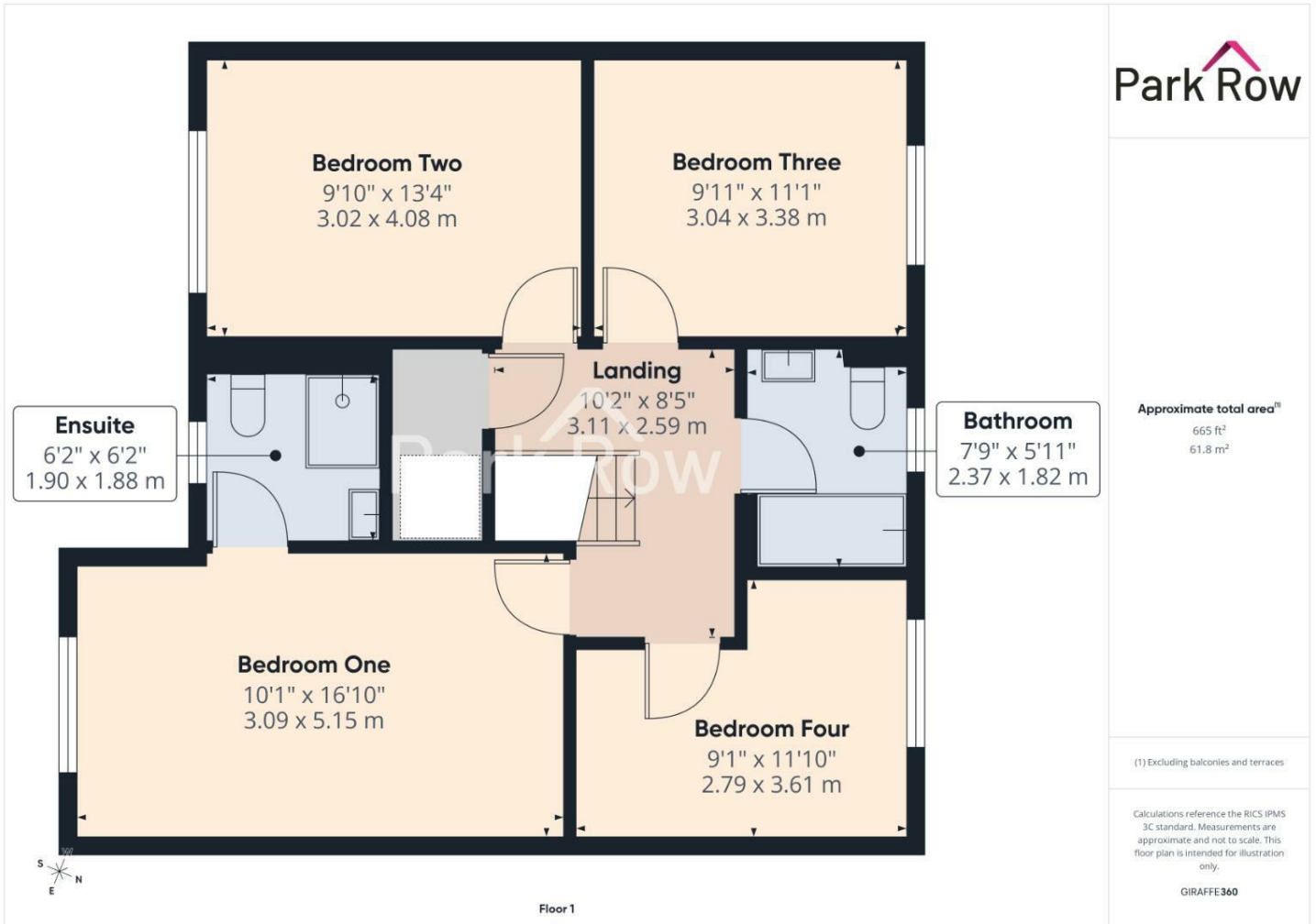
Approximate total area<sup>(1)</sup>  
700 ft<sup>2</sup>  
65 m<sup>2</sup>

(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







T 01977 681122  
W www.parkrow.co.uk

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

