

# Park Row

The proactive estate agent



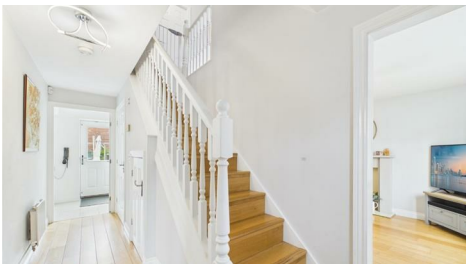
## The Bales, South Milford, Leeds, LS25 5GG

Offers In The Region Of £425,000



**\*\*DETACHED HOME\*\*FOUR BEDROOMS\*\*DOWNSTAIRS W/C\*\*ENCLOSED REAR GARDEN\*\*DOUBLE GARAGE\*\*OFF STREET PARKING FOR MULTIPLE VEHICLES\*\*IN SOUGHT AFTER LOCATION OF SOUTH MILFORD\*\*EN-SUITE\*\***

**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 desirable area of South Milford, Leeds, this charming detached house offers a perfect blend of comfort and convenience. With four spacious bedrooms, this home is ideal for families seeking ample living space. The property boasts two well-appointed reception rooms, providing versatile areas for relaxation and entertainment.

The ground floor features a convenient downstairs w/c, enhancing the practicality of the layout. The enclosed rear garden is a delightful outdoor space, perfect for children to play or for hosting summer gatherings with friends and family. Additionally, the property includes a double garage and driveway, offering secure parking for multiple vehicles and extra storage options.

Situated in a sought-after location, this home benefits from a friendly community atmosphere while being close to local amenities and transport links. Whether you are looking for a peaceful retreat or a vibrant family home, this property in South Milford is sure to impress. Don't miss the opportunity to make this lovely house your new home.

## GROUND FLOOR ACCOMMODATION

### ENTRANCE

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

### HALLWAY

2'11" x 15'10" (0.90 x 4.84)



Central heating radiator, access to stairs which lead to the first floor accommodation, under-floor heating and internal doors which lead into;

### W/C

2'10" x 5'10" (0.87 x 1.78)



Central heating radiator, hand basin with chrome taps over set within a white unit with space for storage, tiled back splash and a close-coupled w/c.

### LOUNGE

10'2" x 13'6" (3.12 x 4.14)



Double glazed window to the front elevation, central heating radiator, gas fireplace with a tiled hearth and a wooden surround and an open archway which leads into;



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**SNUG**  
10'2" x 7'6" (3.11 x 2.30)



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Central heating radiator and double glazed double doors which lead out to the rear garden.



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**KITCHEN/DINING ROOM**  
9'9" x 21'5" (2.98 x 6.54)



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Double glazed window to the front elevation, double glazed window to the rear elevation, central heating radiator, shade green shaker style base and wall units, white round edge worktop, black inset sink basin with a black tap over, electric hob with a built in extractor fan over, integral double oven, integral fridge/freezer and a composite door with a double glazed window within which leads to the rear garden.



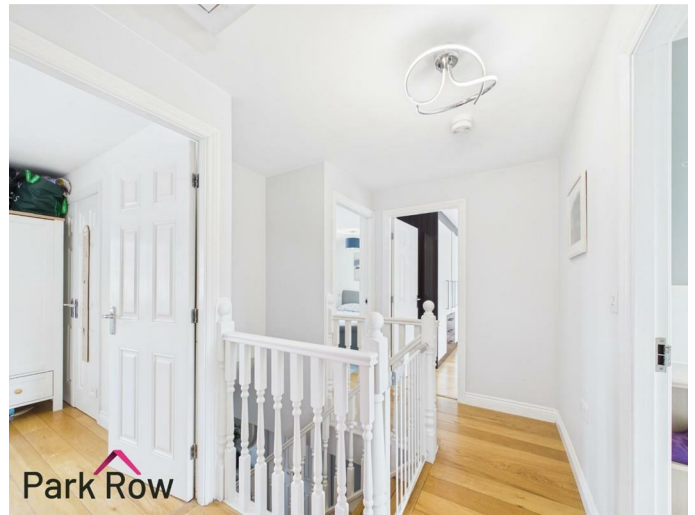
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**LANDING**  
9'6" x 5'9" (2.92 x 1.77)



Loft hatch access, a door leading into a storage cupboard and internal doors which lead into;



**BEDROOM ONE**  
8'7" x 12'7" (2.62 x 3.84)



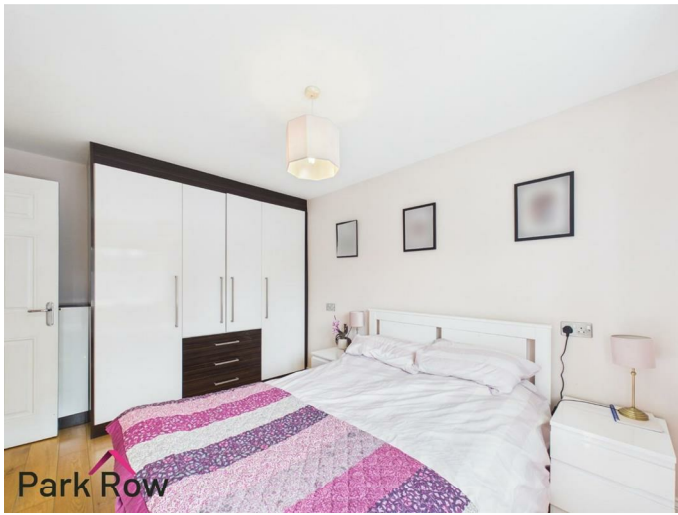
Double glazed window to the rear elevation, central heating radiator, built in glossy white and wooden wardrobes with a matching storage cupboard and an internal door which leads into;



**FIRST FLOOR ACCOMMODATION**



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### EN-SUITE

4'8" x 6'2" (1.44 x 1.88)



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Double glazed obscure window to the rear elevation, hand basin with chrome taps over set within a white wooden unit with space for storage, tiled back splash, close-coupled w/c, fully tiled mains shower with a glass shower screen and a heated chrome towel rack.

### BEDROOM TWO

12'11" x 8'7" (3.95 x 2.62)



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



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### BEDROOM THREE

10'5" x 8'9" (3.18 x 2.69)

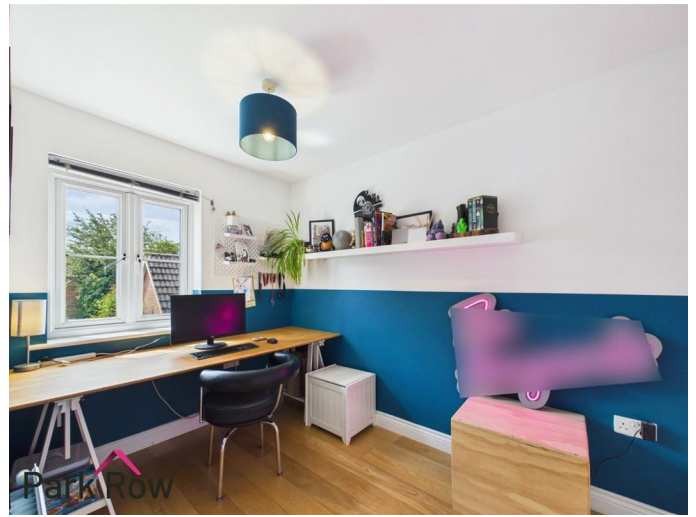


Double glazed window to the front elevation, central heating radiator and a built in wardrobe.

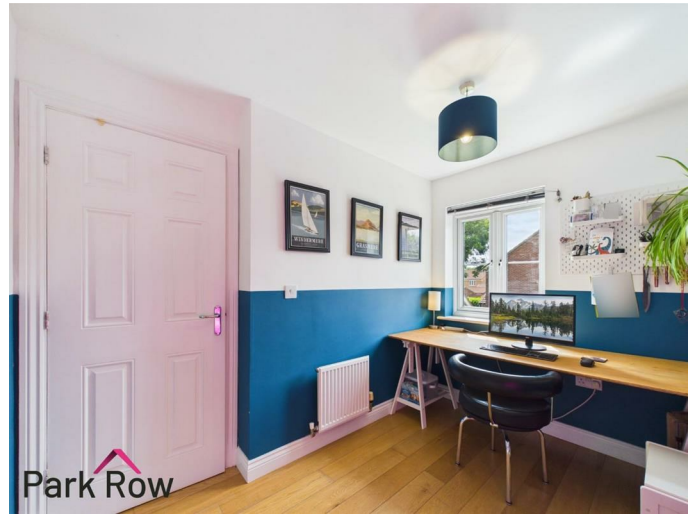


### BEDROOM FOUR

6'6" x 10'0" (1.99 x 3.05)



Double glazed window to the rear elevation, central heating radiator and a built in wardrobe.



## BATHROOM

6'7" x 6'2" (2.01 x 1.90)



Double glazed obscure window to the rear elevation, hand basin with chrome taps over set within a white wooden unit with space for storage, tiled back splash, panel bath with a fully tiled mains shower over and a glass shower screen plus a heated chrome towel rack.

## EXTERIOR

### FRONT



Paved pathway along the front of the property with a decorative stone perimeter, tarmac driveway with parking for multiple vehicles and access to the rear garden.

## REAR



Accessed via the door in the kitchen, the double doors in the snug and the gate at the front of the property where you will step out onto; stone paved area with space for seating, wooden patio area with more space for seating, decorative stone area with space a shed, a further stone paved area with further space for seating, space for parking on the driveway, access into the double garage, various borders filled with mature bushes and shrubs, perimeter wooden fencing to all three sides and the rest is mainly lawn.



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## GARAGE

Accessed via a grey composite door in the rear garden or the white up-and-over doors on the driveway and includes; double glazed obscure windows to the side elevation, lighting, power and space for storage.

## AERIAL PHOTO



## 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:

SHERBURN IN ELMET - 01977 681122  
SELBY - 01757 241124  
GOOLE - 01405 761199  
PONTEFRAC & 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

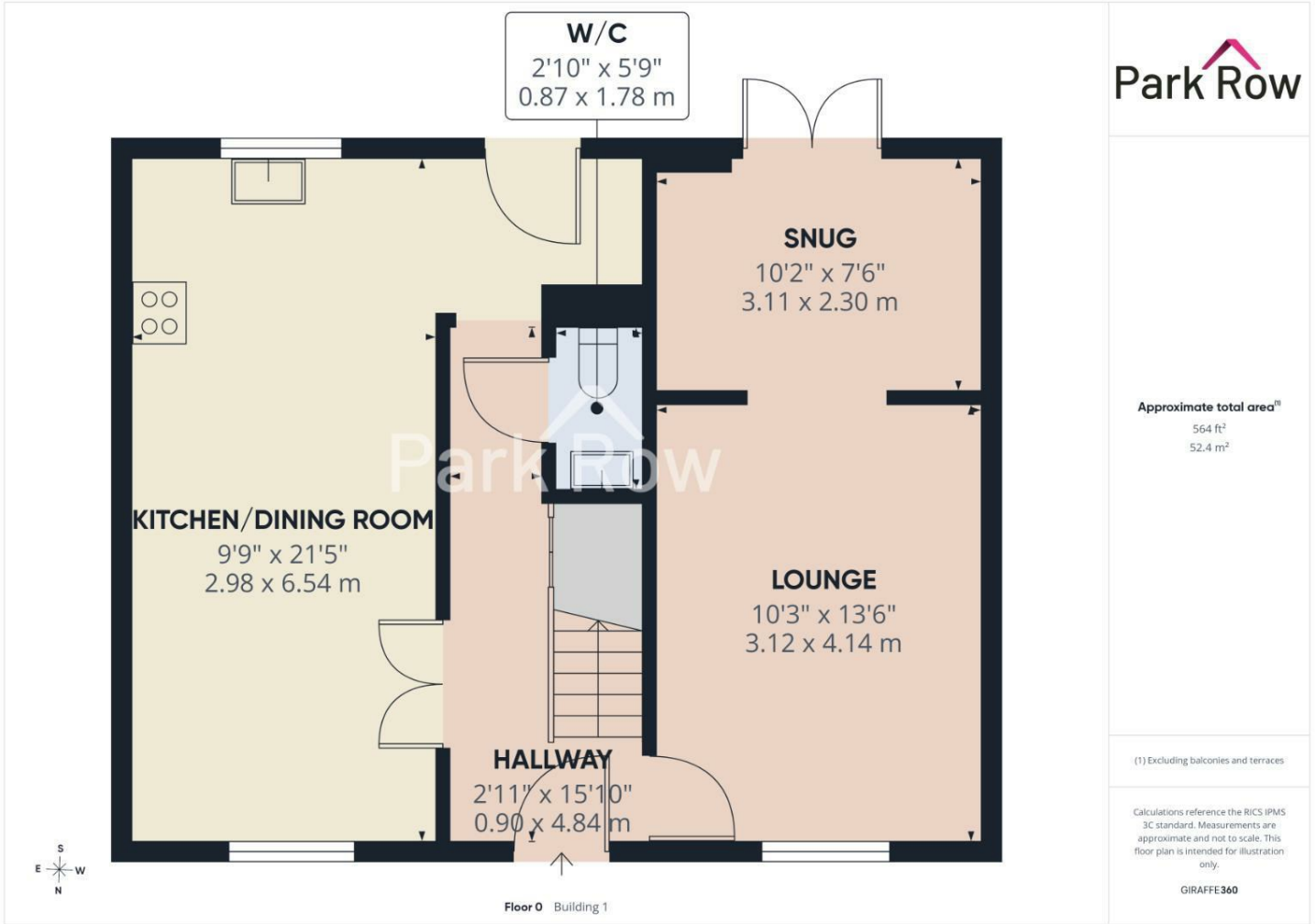


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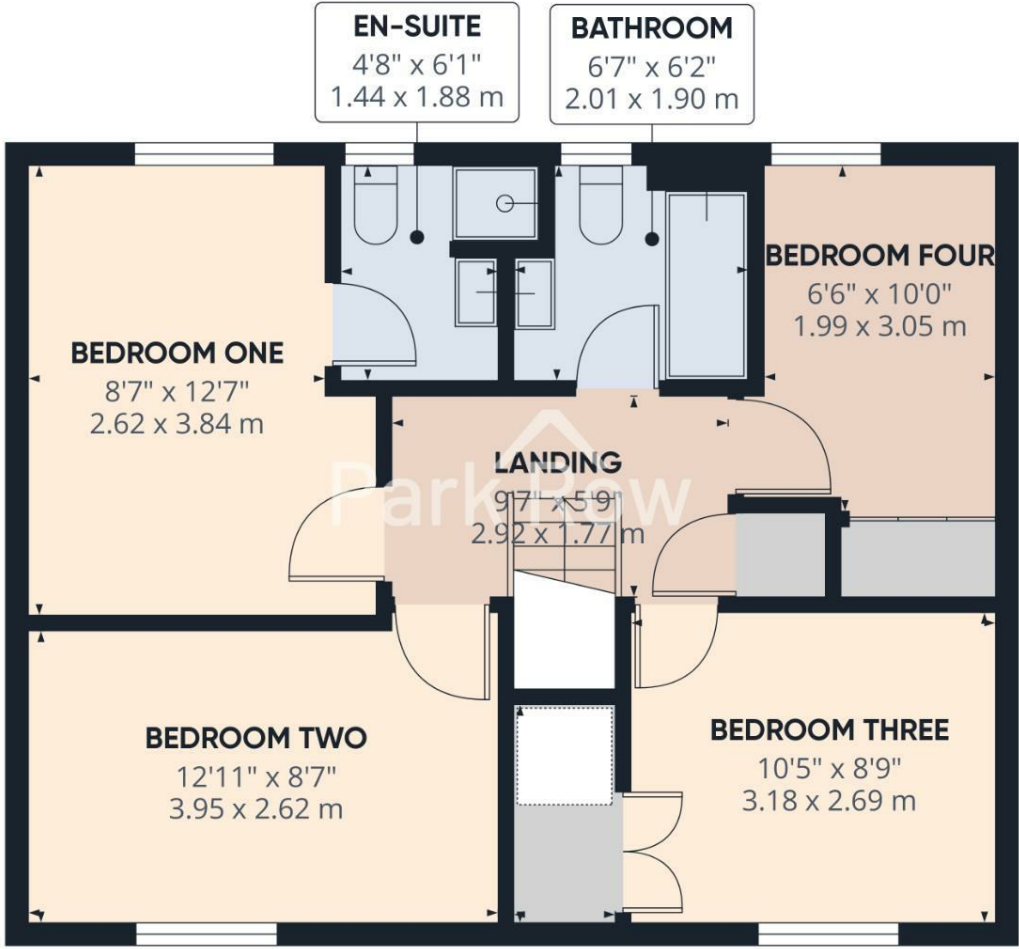
Strictly by appointment with the sole agents.  
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some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



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Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
530 ft<sup>2</sup>  
49.2 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



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