

Park Row

The proactive estate agent



Great North Road, South Milford, Leeds, LS25 5LJ

Offers In Excess Of £450,000



****DETACHED FAMILY HOME ON A SUBSTANTIAL PLOT**FOUR BEDROOMS**OFF STREET PARKING**SIZEABLE REAR GARDEN**GARAGE**OUTBUILDINGS**ORIGINAL FEATURES THROUGHOUT**TWO EN-SUITES**DOWNSTAIRS W/C**UTILITY**MASTER BEDROOM WITH A DRESSING AREA****

Nestled on the Great North Road in South Milford, Leeds, this impressive detached family home offers a perfect blend of space, comfort, and modern living. Spanning an expansive 1,438 square feet, the property boasts four well-proportioned bedrooms, including a master suite complete with a dressing area and an en-suite bathroom.

The home features two en-suites upstairs, ensuring ample facilities for family and guests alike, alongside a conveniently located downstairs w/c and a family bathroom. The layout is thoughtfully designed providing versatile spaces for relaxation and entertainment.

The heart of the home is undoubtedly the kitchen/dining room, where double doors open out to a beautiful and well established rear garden. This outdoor space is a true highlight, offering various seating areas surrounded by tall trees and lush bushes, creating a serene retreat for family gatherings or summer evenings.

For those with vehicles, the property includes off-street parking for multiple cars, a detached garage, and additional outbuildings for storage, ensuring practicality alongside comfort.

This delightful home is perfect for families seeking a peaceful yet convenient location, with the charm of South Milford and easy access to local amenities. With its generous living spaces and stunning garden, this property is a rare find and a wonderful opportunity for anyone looking to settle in this desirable area.

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!



FEDERATION
OF INDEPENDENT
AGENTS

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through uPVC double glazed sliding patio door from the front garden and this leads into;

ENTRANCE HALLWAY

23'9" x 6'11"



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

KITCHEN/DINING

19'7" x 11'8"



A double glazed window to the rear elevation, wooden shaker-style wall and base units surrounding, built in double oven, a four ring electric hob with a built in extractor fan over, one and a half white drainer sink with chrome taps over, space for a freestanding fridge/freezer, a stone built feature fireplace with a slate hearth and a wooden beam above, original wooden beams to the ceiling, a central heating radiator, a white vertical radiator, LED spotlights to the ceiling, a uPVC door with a double glazed glass panel within which leads out to the side of the property and a double glazed double door which leads out to the rear garden.





LOUNGE
18'3" x 11'10"



Two double glazed windows to the rear elevation, a cast iron fire set within a fireplace with a stone hearth and a wooden beam above, two central heating radiators and original wooden beams to the ceiling.



DOWNSTAIRS W/C
6'11" x 2'6"



A close coupled w/c, a pedestal hand basin with chrome taps over and tiled splashback, a chrome towel rail and wooden doors which open up into an under-stairs storage cupboard.

UTILITY ROOM
8'0" x 6'1"

Accessed via a wooden door from the front garden and includes; power, lighting, space and plumbing for a washing machine, space for a dryer, a Belfast with taps over plus there is space for storage together with space to hang your washing.

FIRST FLOOR ACCOMMODATION

LANDING
17'0" x 7'1"

A double glazed window to the front elevation, original wooden beams to the ceiling and wooden internal doors which lead into;

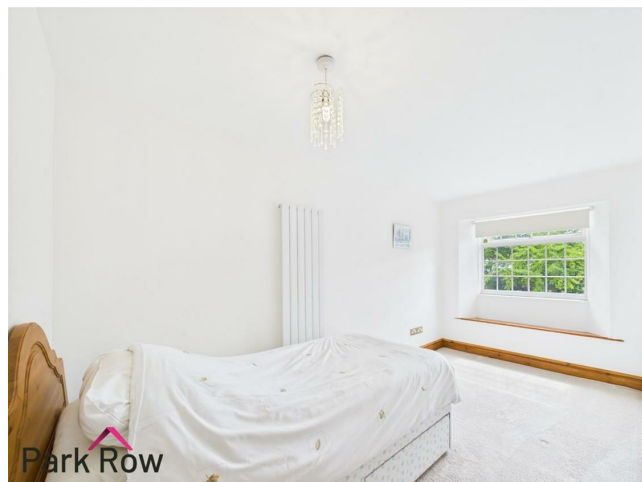
DRESSING AREA TO BEDROOM ONE
9'3" x 7'1"



A double glazed window to the front elevation, a central heating radiator, space for a dressing table and chairs plus it continues through to;

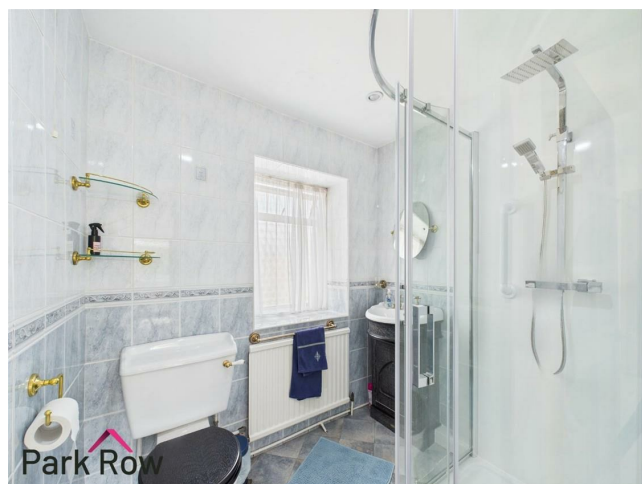


BEDROOM ONE
13'8" x 6'7"



A double glazed window to the rear elevation, a white vertical radiator and a wooden door which leads into;

ENSUITE
6'3" x 5'7"



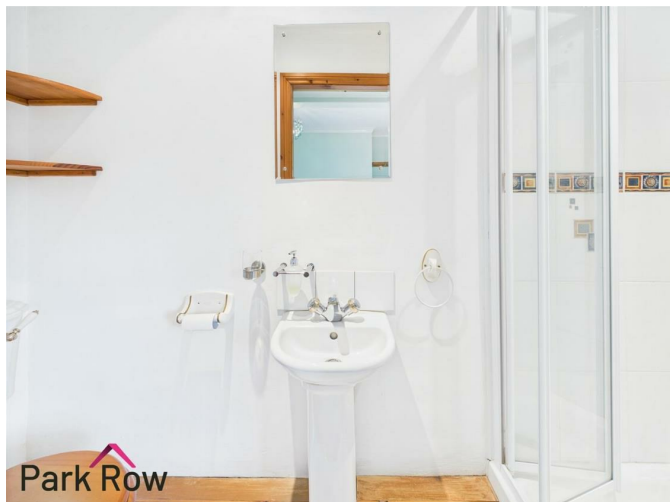
An obscure double glazed window to the front elevation and includes a white suite comprising; a close coupled w/c, a hand basin set within a black unit with space for storage, a corner mains shower with a glass shower screen, a central heating radiator, spotlights to the ceiling and is fully tiled floor to ceiling.

BEDROOM TWO
11'7" x 9'11"



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

ENSUITE
8'3" x 2'6"



Includes a white suite comprising; a close coupled w/c, a pedestal hand basin with taps over and tiled splashback, a walk in mains shower with a glass shower screen, spotlights to the ceiling and is fully tiled to the shower area.

BEDROOM THREE
12'0" x 9'4"



A double glazed window to the rear elevation, a central heating radiator and an original wooden beam to the ceiling.



BEDROOM FOUR
12'0" x 6'4"



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

FAMILY BATHROOM
7'4" x 6'6"



A double glazed obscure window to the front elevation and includes a white suite comprising; a close coupled w/c a pedestal hand basin with taps over, a corner panel bath with taps over, a central heating radiator and is half tiled to the wall around the bath.

EXTERIOR

FRONT



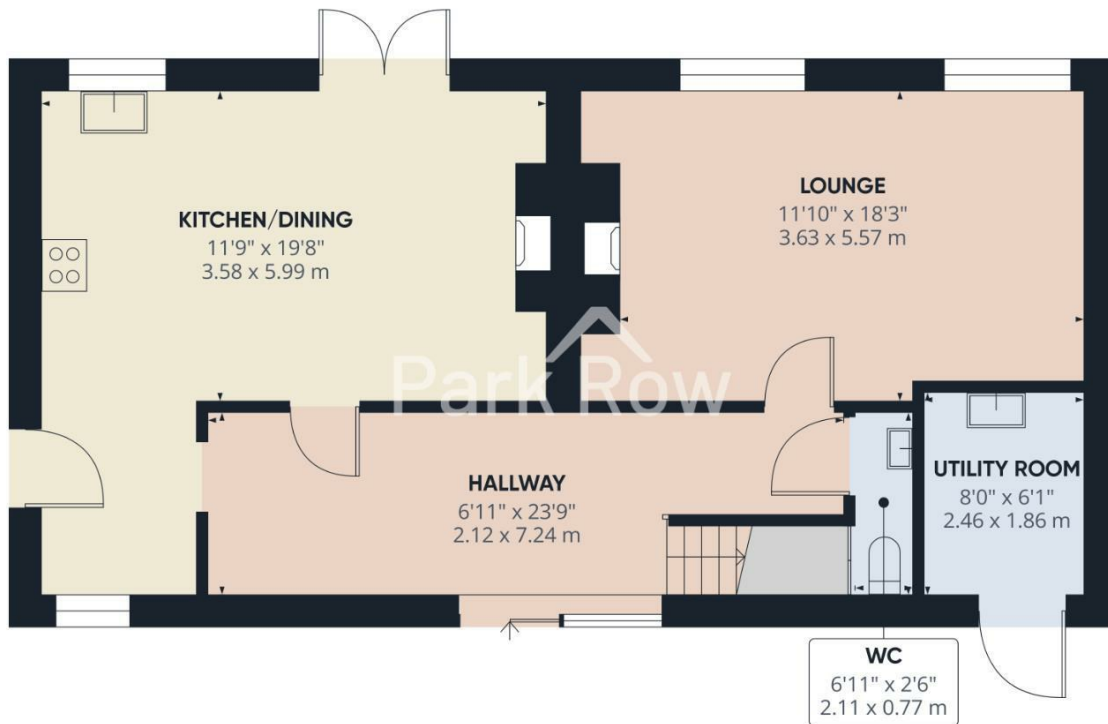
The substantial garden is accessed via the pathways at the side of the property or through the double doors in the kitchen/dining where you will step out onto; a paved pathway which runs the full width of the property, a paving stone pathway which leads through the garden, multiple spaces for outdoor seating, various mature trees and bushes creating a feel of privacy plus the rest is mainly the sizeable lawn.



FEDERATION
OF INDEPENDENT
AGENTS



FEDERATION
OF INDEPENDENT
AGENTS



Floor 0 Building 1

Park Row

Approximate total area⁽¹⁾
735 ft²
68.2 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



FEDERATION
OF INDEPENDENT
AGENTS

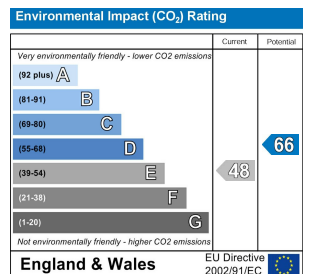
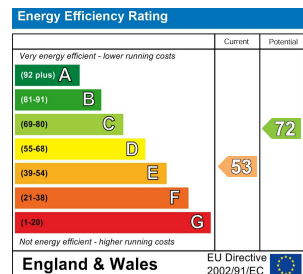




W www.parkrow.co.uk

T 01977 681122

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



MEMBER
FIA
FEDERATION
OF INDEPENDENT
AGENTS