

Park Row



Garden Village, Micklefield, Leeds, LS25 4AB

Offers In Excess Of £200,000



MID-TERRACETHREE BEDROOMS**OFF STREET PARKING**FRONT AND REAR GARDENS**NO UPWARD CHAIN**WELL-PRESENTED**OPEN PLAN KITCHEN/DINING**IDEAL FOR FIRST TIME BUYERS**

Nestled in the charming Garden Village area of Micklefield, Leeds, this delightful mid-terrace house presents an excellent opportunity for first-time buyers or small families seeking a comfortable and inviting home. Spanning approximately 779 square feet, the property boasts three well-proportioned bedrooms, making it ideal for those looking to settle down in a friendly community.

Upon entering, you will find a spacious lounge, an open-plan kitchen and dining area, perfect for entertaining guests or enjoying family meals. The layout is designed to maximise space and light, creating a warm and welcoming atmosphere throughout the home.

The property is well-presented, ensuring that you can move in with ease and start enjoying your new surroundings immediately. Outside, you will discover a generous rear garden, providing a wonderful space for outdoor activities, gardening, or simply relaxing in the sun. Additionally, there is a front garden that adds to the property's curb appeal.

For those with vehicles, off-street parking to the rear offers convenience and peace of mind. This home is not only practical but also situated in a desirable location, making it a fantastic choice for anyone looking to establish roots in this vibrant area. With its combination of space, comfort, and outdoor enjoyment, this mid-terrace property is a must-see.

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!



GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a composite door with a semi-circle double glazed window within which leads into;

ENTRANCE HALLWAY

6'5" x 4'0" (1.98 x 1.22)



A door which leads into a cupboard with space for storage, a central heating radiator, stairs which lead up to the first floor accommodation and further internal doors which lead into;

KITCHEN/DINING

17'5" x 9'0" (5.33 x 2.75)



Two double glazed windows to the rear elevation and a further double glazed window to the front elevation, white matt wall and base units surrounding, roll-edge laminate worktop, stainless steel drainer sink, four ring electric hob with an extractor fan over, integral oven, space for an under counter fridge and freezer, space and plumbing for a washing machine, tiled flooring, LED spotlights to the ceiling, houses the boiler, central heating radiator and an external door which leads out to the rear garden.



LOUNGE

17'5" x 11'11" (5.33 x 3.64)



Two double glazed windows to the front and rear elevations,

space and electrics for a wall mounted electric fireplace, two central heating radiators and LED spotlights to the ceiling.



LANDING

8'9" x 8'7" (2.67 x 2.64)



FIRST FLOOR ACCOMMODATION

Double glazed window to the rear elevation and internal doors which lead into;

BEDROOM ONE

12'1" x 10'4" (3.70 x 3.16)



Double glazed window to the front elevation, central heating radiator and built in mirrored wardrobes with sliding doors.



BEDROOM TWO

10'4" x 8'10" (3.15 x 2.71)



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

BEDROOM THREE

9'2" x 6'9" (2.81 x 2.06)



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

FAMILY BATHROOM

6'9" x 5'10" (2.08 x 1.78)



Obscure double glazed window to the rear elevation and includes a white suite comprising; close coupled w/c, pedestal hand basin with chrome taps over, panel bath with a mains shower above and a glass shower screen, mirrored unit with storage, chrome towel radiator, fully tiled floor to ceiling and LED spotlights to the ceiling.

EXTERIOR

FRONT



To the front of the property there is a metal pedestrian gate giving access to the front garden, a concrete pathway which leads to the entrance door, borders filled with decorative stones, perimeter wooden fencing to the front and right hand side plus the rest is mainly lawn.

REAR



Accessed via the rear of the property or through the door in the kitchen where you will step out onto; a concrete area with space for outdoor seating, space for parking to the rear, a concrete pathway which runs the whole length of the garden, perimeter hedging to the left hand side, perimeter wooden fencing to the right hand side and the rest is mainly lawn.



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.

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.

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.

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.

TENURE AND COUNCIL TAX

Tenure: Freehold
Local Authority: North Yorkshire Council
Tax Banding: A

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.

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.

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

**KITCHEN/DINING**

17'5" x 9'0"
5.33 x 2.75 m

LOUNGE

17'5" x 11'11"
5.33 x 3.64 m

ENTRANCE HALLWAY

6'6" x 3'11"
1.98 x 1.22 m

Floor 0

Approximate total area⁽¹⁾
396.86 ft²
36.87 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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FAMILY BATHROOM

6'9" x 5'10"
2.08 x 1.78 m

LANDING

6'9" x 8'7"
2.07 x 2.64 m

BEDROOM TWO

10'4" x 8'10"
3.15 x 2.71 m

BEDROOM THREE

6'9" x 9'2"
2.06 x 2.81 m

BEDROOM ONE

10'4" x 12'1"
3.16 x 3.70 m

Floor 1

Park Row

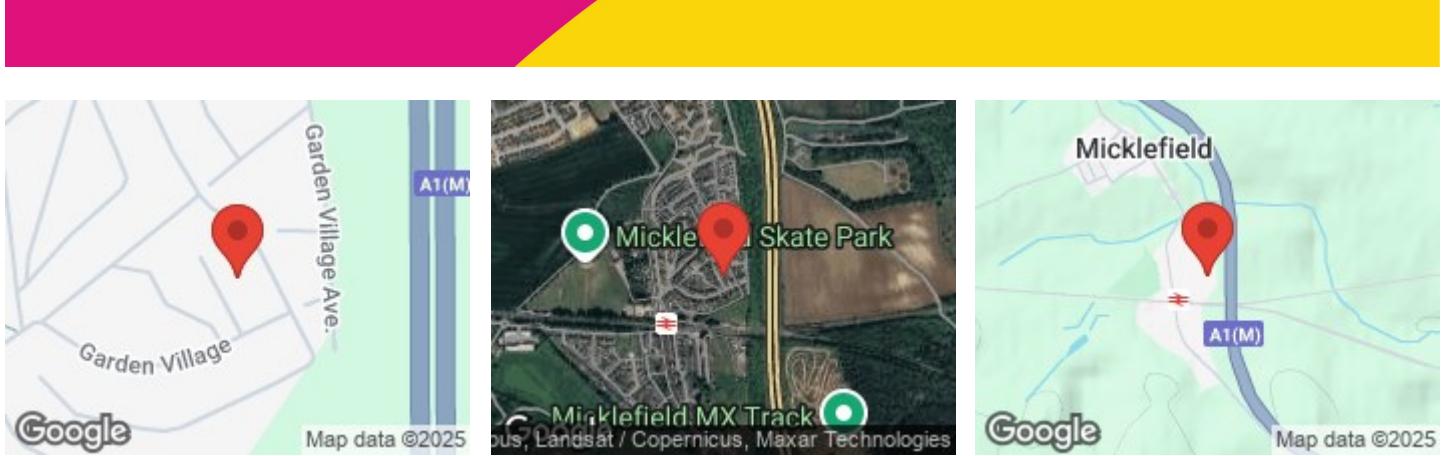
Approximate total area⁽¹⁾
382.23 ft²
35.51 m²

(1) Excluding balconies and terraces.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	82	
(91-91)	B		
(89-89)	C		
(87-86)	D		
(85-84)	E		
(83-82)	F		
(81-80)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A	82	
(91-91)	B		
(89-89)	C		
(87-86)	D		
(85-84)	E		
(83-82)	F		
(81-80)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			