Park Row

The proactive estate agent



Newfield Lane, South Milford, Leeds, LS25 5LW

Offers In Excess Of £950,000

7 6 1 E

Nestled in the charming village of Ledsham, this remarkable stone built detached residence on Newfield Lane, known as Willow Cottage, offers an impressive blend of original features and modern comforts. Spanning an expansive 4,460 square feet, this home boasts seven generously sized bedrooms, two of which are complemented by en-suite bathrooms, ensuring ample space for family and guests alike.

The property is designed for convenience and functionality, featuring two full bathrooms, an upstairs w/c, and a downstairs w/c. The heart of the home includes two well-appointed kitchen/dining rooms, perfect for entertaining or family gatherings, alongside two utility rooms that provide additional storage and practicality.

As you explore the interior, you will discover a snug area on the second floor, complete with a charming Juliette balcony that overlooks the front garden and the magnificent willow tree that gives the property its name. An office space with a spiral staircase leading to a loft room adds a unique touch, ideal for those who work from home or seek a quiet retreat.

Outside, the property is equally impressive, featuring beautiful wrap-around gardens that create a serene oasis. The front garden is highlighted by the well-established willow tree, while the spacious rear garden, adorned with mature trees, offers privacy and numerous tucked-away spots for outdoor seating. With off-street parking for over ten vehicles and an integral double garage, this home caters to all your parking needs.



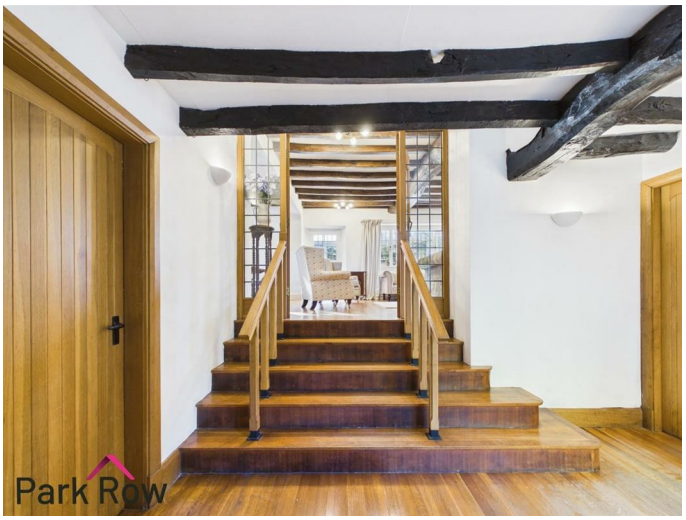




GROUND FLOOR ACCOMMODATION

ENTRANCE
Enter through a white wooden door which leads into;

ENTRANCE HALLWAY
11'6" x 7'8" (3.52 x 2.36)



A double glazed window to the front elevation, a central heating radiator, internal wooden stairs with a glazed internal double door at the top which leads into the lounge/dining room, original wooden beams to the ceiling and internal doors which lead into;



W/C
4'8" x 7'10" (1.43 x 2.39)



An obscure double glazed window to the side elevation, a white hand basin with chrome taps over set on top of a white gloss unit with space for storage, original wooden beams to the ceiling, an internal door which leads into the second section of the w/c, a further obscure double glazed window to the front elevation, a central heating radiator, further original oak beams to the ceiling and a close coupled w/c with a concealed cistern and a push button flush set within a white gloss unit with a marble effect worktop.



SNUG
7'11" x 7'9" (2.42 x 2.37)



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

LOUNGE/DINING ROOM
16'9" x 15'0" (5.12 x 4.59)



Two double glazed windows to the rear elevation, a double glazed window to the side elevation, a cast iron log burning stove set within exposed stone fireplace with a stone tiled hearth and a wooden beam surround, original wooden beams to the ceiling, internal wooden stairs which lead up to landing four, an internal door which leads into the kitchen/dining room, two central heating radiators and an internal wooden door with a single glazed glass panel within which leads into;





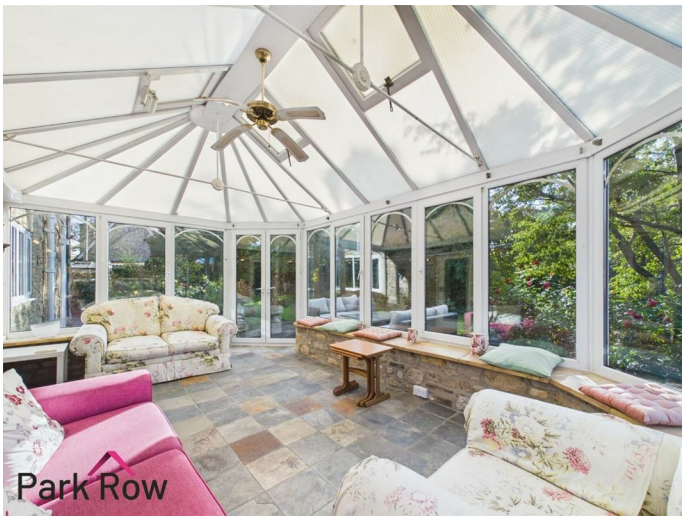




CONSERVATORY
18'6" x 11'4" (5.66 x 3.46)



A stone dwarf wall with double glazed windows above to all sides, a stone tiled floor, a central heating radiator and double glazed double doors which lead out to the rear garden.



KITCHEN/DINING ROOM
13'7" x 14'2" (4.16 x 4.34)



A double glazed window to the rear elevation, cream wooden base and wall units surrounding, wooden worktops, a ceramic drainer sink with a chrome mixer tap over, integrated microwave, integrated oven, a door which leads into a cupboard with space for storage, a central heating radiator, internal doors which lead into the hallway and the second utility room and a further internal door which leads into;





PANTRY
5'4" x 7'10" (1.65 x 2.41)
A double glazed window to the front elevation and space and electrics for a free-standing fridge/freezer.

HALLWAY
8'10" x 26'2" (2.71 x 7.99)
Two internal doors which lead into the garage, steps down which lead to further internal doors leading into bedrooms four and seven, a central heating radiator and a further internal door which leads into;

KITCHEN TWO
11'3" x 14'6" (3.45 x 4.42)



A double glazed window to the rear elevation, wooden shaker-style base and wall units, black granite worktop, stainless steel drainer sink set within the worktop with a chrome mixer tap over, space for a black range cooker with a built in extractor fan over, tiled back splash, a cupboard with space for storage, stairs which lead up to landing one and five, a central heating radiator, a uPVC door with a double glazed glass panel within which leads out to the rear garden and an internal door which leads into;

UTILITY ROOM TWO
5'1" x 7'7" (1.55 x 2.32)
A wooden base unit, grey laminate worktop, stainless steel drainer sink with a chrome mixer tap over, space and plumbing for a free-standing washing machine, space for a free-standing dryer and steps down to a uPVC door with a double glazed glass panel within which leads out to the rear garden.

BEDROOM FOUR
14'9" x 10'8" (4.52 x 3.27)



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



EN-SUITE
8'2" x 4'9" (2.49 x 1.45)



An obscure double glazed window to the side elevation, a close coupled w/c, a wall hung hand basin with chrome mixer tap over, a fully tiled rectangular electric shower with a glass shower screen, fully tiled floor to ceiling and a grey vertical radiator.



BEDROOM SEVEN
11'3" x 8'4" (3.43 x 2.56)



A double glazed window to the side elevation, a built in wooden shaker-style wardrobe, a built in shaker style dressing table, a central heating radiator and an internal door which leads into;



EN-SUITE
5'6" x 5'1" (1.70 x 1.56)



An obscure double glazed window to the side elevation, a close coupled w/c, a wall hung corner hand basin with chrome mixer tap over, a fully tiled electric corner shower with a glass shower screen, fully tiled floor to ceiling and a grey vertical radiator.

FIRST FLOOR ACCOMMODATION

LANDING ONE
2'11" x 4'0" (0.91 x 1.24)
Leading from the stairs in the second kitchen and includes an internal door which lead into;

LANDING TWO
8'9" x 3'3" (2.69 x 1.01)
Steps down which lead to the third landing and internal doors which lead into;

BEDROOM THREE
11'5" x 14'6" (3.48 x 4.42)



A double glazed window to the rear elevation, built in cupboard, a built in dressing table, a central heating radiator and a cupboard with space for storage.

BATHROOM ONE
8'10" x 10'10" (2.70 x 3.31)





An obscure double glazed window to rear elevation, a close coupled w/c with a concealed cistern and a push button flush plus a hand basin with a chrome mixer tap over set within a white gloss vanity unit, a freestanding bath with freestanding mixer tap over, with a shower attachment, a corner mains shower with a glass shower screen, tiled walls, a central heating radiator and a chrome towel radiator.



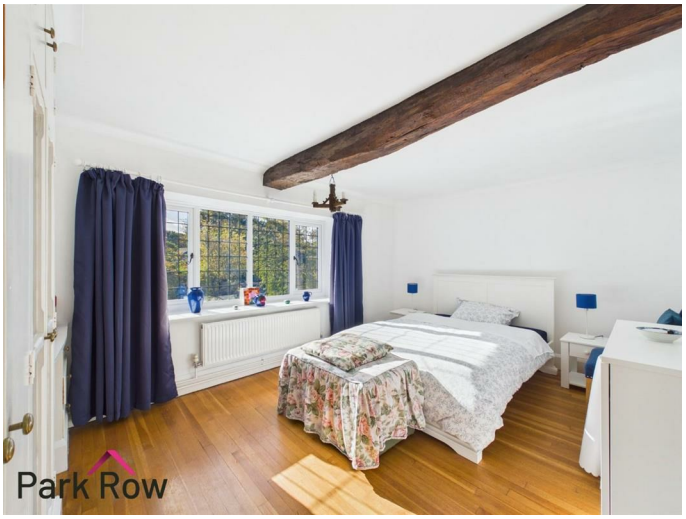


LANDING THREE
29'5" x 2'11" (8.97 x 0.91)
Built-in cupboards with space for storage, stairs which lead down to landing four, loft access and internal doors which lead into;

BEDROOM ONE
14'11" x 15'3" (4.55 x 4.65)

A double glazed window to the rear elevation, a double glazed window to the side elevation, two built-in wooden wardrobes, a built-in dressing table with space for storage, an original wooden beam and a central heating radiator.

BEDROOM FIVE
14'10" x 10'7" (4.54 x 3.24)



A double glazed window to the rear elevation, central heating radiator, built-in wooden wardrobe and a built-in dressing table with space for storage.

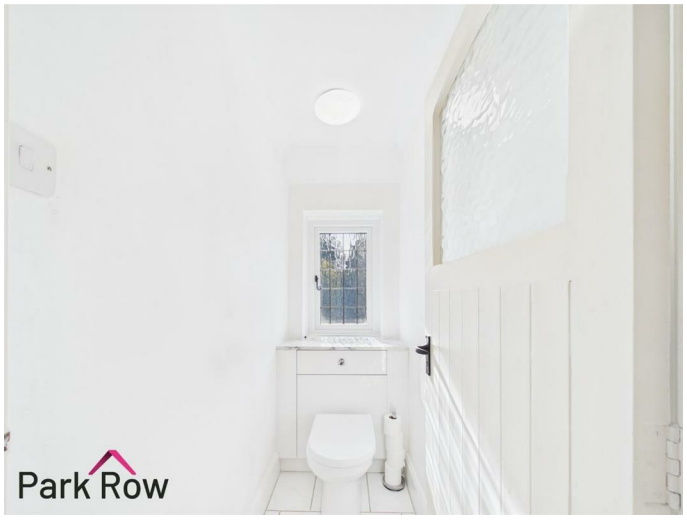
BATHROOM TWO
8'4" x 10'11" (2.56 x 3.34)



An obscure double glazed window to the rear elevation, half-wall tiling, a hand basin with chrome taps over set within a white wooden vanity unit with a marble effect worktop, a panel bath with chrome taps over, chrome towel radiator and built-in cupboards with space for storage.



W/C
2'10" x 4'11" (0.88 x 1.52)



An obscure double glazed window to the rear elevation and a close coupled w/c with a concealed cistern and a push button flush set within a white unit with a marble effect worktop.

LANDING FOUR
14'8" x 7'11" (4.49 x 2.43)



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

BEDROOM TWO
17'5" x 11'2" (5.31 x 3.41)



A double glazed window to the front elevation, a central heating radiator and two sets of built-in wooden wardrobes.



BEDROOM SIX
14'1" x 7'9" (4.30 x 2.37)



A double glazed window to the front elevation, a central heating radiator, a built in bedframe with space for storage, built-in wooden wardrobes and shelving.





LANDING FIVE

2'9" x 7'4" (0.85 x 2.24)

Leading from the stairs in the second kitchen and includes a double glazed window to the side elevation an internal doors which lead into;

SNUG

14'8" x 14'2" (4.49 x 4.33)

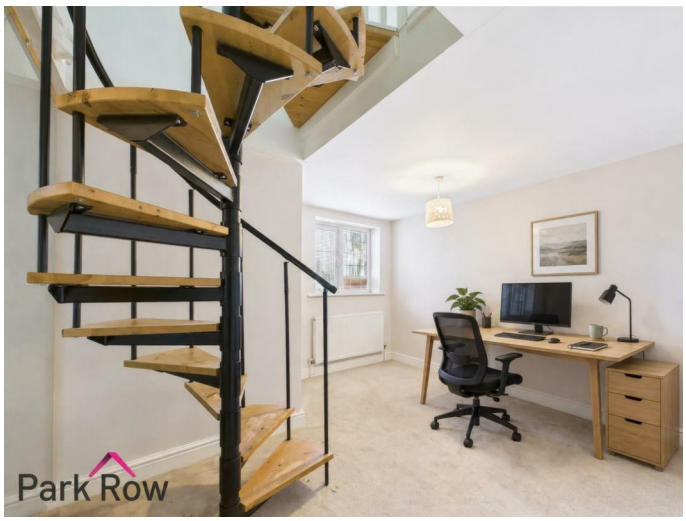


A double glazed window to the side elevation, a double glazed window to the front elevation, two central heating radiators and double glazed double doors that lead to a Juliette balcony.



OFFICE

7'8" x 11'9" (2.34 x 3.59)



A double glazed window to the side elevation, a central

heating radiator, a doorway that leads into storage space and a spiral staircase which leads up to;

SECOND FLOOR ACCOMMODATION

LOFT ROOM
9'5" x 30'1" (2.88 x 9.18)



A double glazed window to the front elevation and various built-in wooden shaker-style cupboards with space for storage.



EXTERIOR

FRONT



To the front of the property there is a substantial gravel driveway with space for parking for multiple cars, access into the garage, EV car charger, stone built walls and steps which lead up to the entrance door, outdoor lighting, borders filled with various mature bushes and plants, a standout well established willow tree, a paved pathway which leads to a further part of the front garden with paved pathways leading to a paved area with space for outdoor seating surrounded by more trees and bushes, space for a shed and a greenhouse and a paved pathway which leads through to the rear garden.







REAR

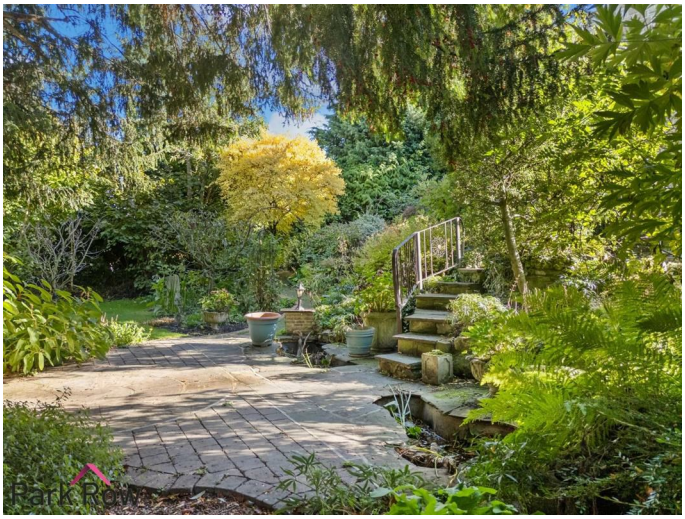




Accessed via the pathways at the front of the property, the double doors in the conservatory, the door in the kitchen and through the door in the second utility room where you will step out onto; a spacious paved patio area with space for outdoor seating, stone built planters filled with various mature plants, well established trees surrounding the full rear creating lots of privacy, a further paved area with space for seating and the rest is mainly lawn.









SHED

7'11" x 10'0" (2.42 x 3.05)

Includes space for storage.

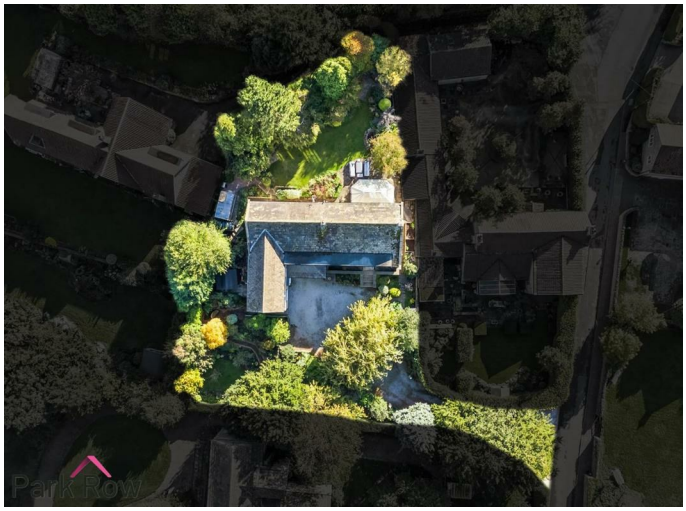
GARAGE

16'11" x 18'3" (5.18 x 5.57)



Accessed via the white up-and-over door or the doors in the hallway and it includes; space for storage, electrics and lighting.

AERIAL PHOTO



AGENTS NOTE

Please note that some images within this brochure have been digitally enhanced using virtual staging techniques. Furniture, furnishings, and décor shown are for illustrative purposes only and may not be present in the property. The images are intended to demonstrate the potential use and layout of the space. Prospective purchasers should rely on physical inspections and not solely on the images provided.

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
PONTEFRACT & CASTLEFORD - 01977 791133

TENURE AND COUNCIL TAX

Tenure: Freehold
Local Authority: North Yorkshire Council

Tax Banding: G

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.



Floor 0 Building 1

Park Row

Approximate total area(1)

2247 ft²

208.8 m²

Reduced headroom

18 ft²

1.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1 Building 1

Park Row

Approximate total area[1]

1866 ft²

173.4 m²

Reduced headroom

11 ft²

1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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Floor 2 Building 1

Park Row

Approximate total area(1)

270 ft²

25.1 m²

Reduced headroom

90 ft²

8.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1

Park Row

Approximate total area[1]

4383 ft²

407.3 m²

Reduced headroom

119 ft²

11.1 m²

(1) Excluding balconies and terraces

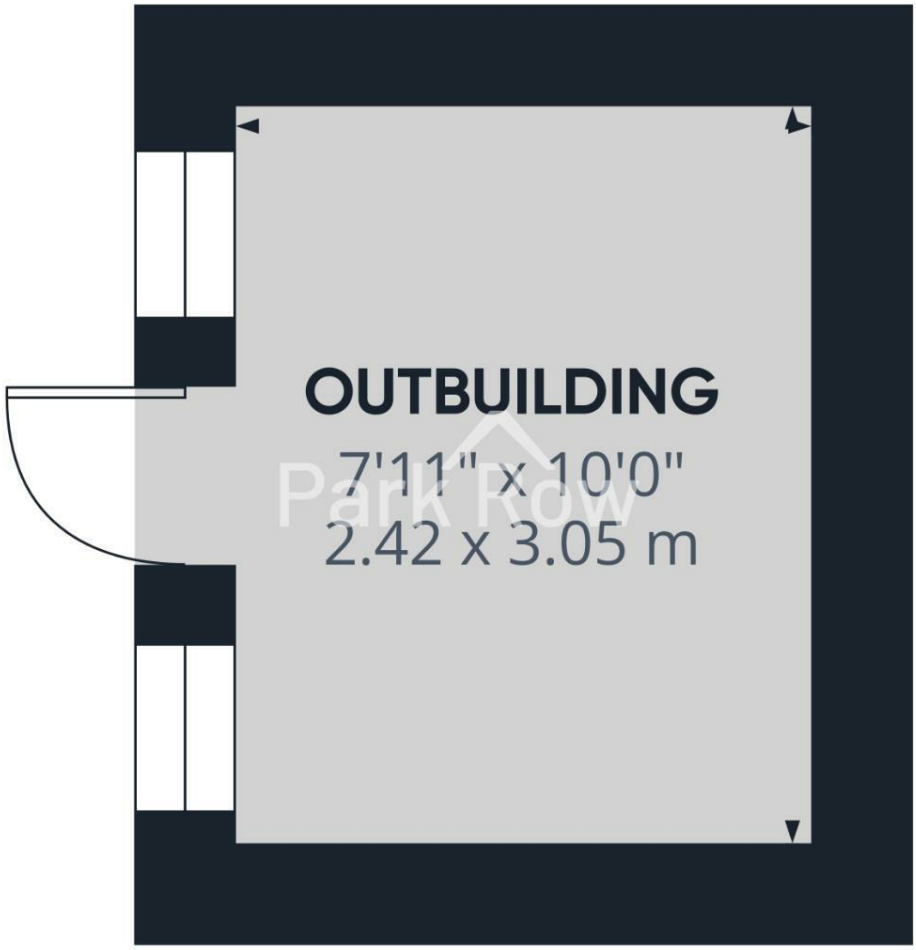
Reduced headroom

..... Below 5 ft/1.5 m

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Floor 0 Building 2

Park Row

Approximate total area(1)

79 ft²

7.3 m²

(1) Excluding balconies and terraces

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Floor 0 Building 1



Floor 1 Building 1

Park Row

Approximate total area(1)

4462 ft²

414.6 m²

Reduced headroom

119 ft²

11.1 m²



Floor 2 Building 1



Floor 0 Building 2

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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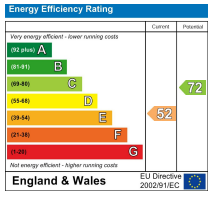
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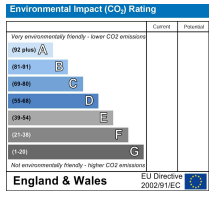
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