Park Row

The proactive estate agent



Biggin Lane, Biggin, Leeds, LS25 6HH

£250,000

2 2 1 F

** END TERRACE HOME ** TWO BEDROOMS ** DOWNSTAIRS W/C ** BACKS ONTO BEAUTIFUL FIELDS ** PERFECT FOR SMALL FAMILIES OR FIRST TIME BUYERS ** NO ONWARD CHAIN ** IN SOUGHT AFTER AREA OF BIGGIN **

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!







INTRODUCTION

Nestled in the charming area of Biggin, Leeds, this delightful end terrace home offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideally suited for small families seeking a peaceful retreat. The inviting reception room provides a warm and welcoming space for relaxation and entertaining, while the downstairs w/c adds an element of practicality for everyday living.

One of the standout features of this home is its picturesque setting, as it backs onto beautiful fields, providing a serene backdrop for your daily life. Imagine enjoying tranquil views and the sounds of nature right from your home. The location is sought after, making it an excellent choice for those looking to settle in a friendly community with easy access to local amenities.

This end terrace house is not just a home; it is a lifestyle choice, offering both comfort and a connection to the natural beauty surrounding it. Whether you are a first-time buyer or looking to downsize, this property presents a wonderful opportunity to create lasting memories in a lovely neighbourhood. Don't miss the chance to make this charming house your new home.

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.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a graphite grey composite door with double glazed obscure windows within and above which leads into;

KITCHEN

11'9" x 20'8" (3.60 x 6.31)



Double glazed window to the front elevation, double glazed window to the rear elevation, cream shaker style base and wall units, oak worktop, Belfast sink with drainer and a chrome tap over, integral fridge/freezer, integral washing machine, island to the centre with space for storage, electric hob set within the island with a built in extractor fan over, built in oven within the island, open fireplace with a tiled hearth and a wooden beam surround, stairs which lead up to the first floor accommodation, white uPVC door with a double glazed window within which leads out to the rear yard and an open doorway which leads into;



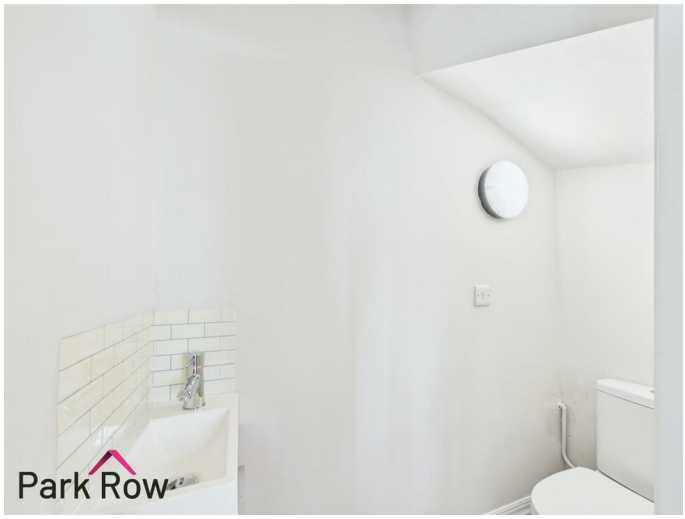


LOUNGE
11'9" x 12'6" (3.59 x 3.83)



Double glazed window to the front elevation, double glazed window to the rear elevation and an open brick built fireplace

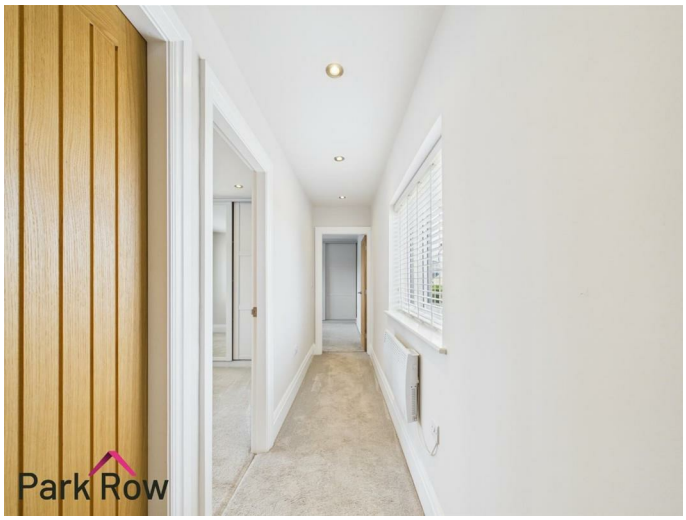
W/C
7'9" x 2'6" (2.37 x 0.77)



A ceramic hand basin with a chrome tap over set on top of a wooden unit with space for storage, tiled back splash and a close-coupled w/c.

FIRST FLOOR ACCOMMODATION

LANDING
3'4" x 16'6" (1.02 x 5.05)



Double glazed window to the rear elevation, electric radiator, loft hatch access and internal doors which lead into;



BEDROOM ONE
11'10" x 10'7" (3.62 x 3.25)



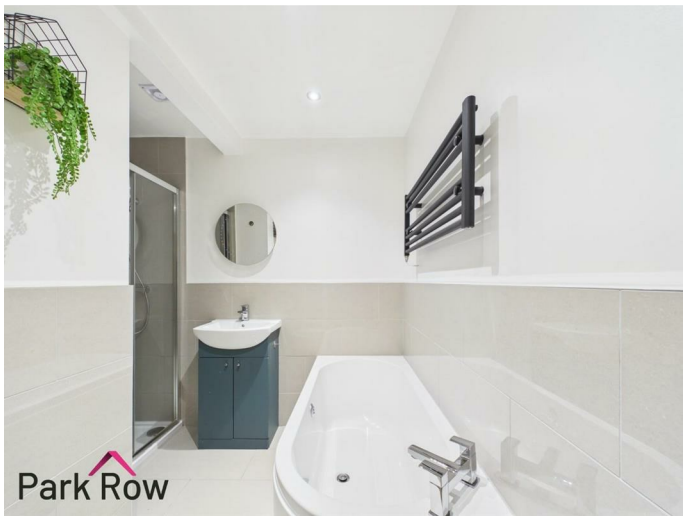
Double glazed window to the front elevation, electric radiator and a built-in grey shaker-style wardrobe with mirrored sliding doors.

BEDROOM TWO
8'4" x 9'1" (2.56 x 2.77)



Double glazed window to the front elevation, electric radiator and a built-in grey shaker-style wardrobe with mirrored sliding doors.

BATHROOM
8'0" x 4'7" (2.46 x 1.40)



A hand basin with chrome taps over set within a grey unit with space for storage, close-coupled w/c, grey heated towel rack, fully tiled mains shower with a glass shower screen and a curved panel bath with chrome taps over.





EXTERIOR

FRONT



To the front of the property there is a metal pedestrian gate leading into the front, a paved area with space for seating, perimeter walls surrounding and a border filled with decorative stones.

REAR



Accessed via the door in the kitchen or the gate at the side of the property where you will step out onto; a paved area with space for seating, two wooden sheds with space for storage, one of which has main electricity, outside tap, border filled with decorative stones and wooden fencing to all sides with views over the open field to the rear.



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: None
Sewerage: Septic Tank installed 2025
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

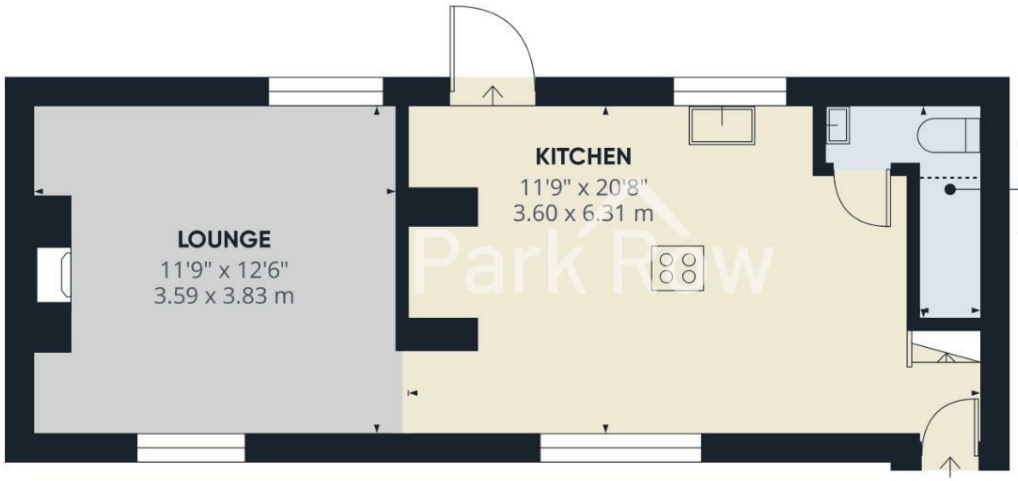
Tenure: Freehold
Local Authority: North Yorkshire Council
Tax Banding: B

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.



Park Row

Approximate total area[1]

384 ft²

35.7 m²

Reduced headroom

13 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

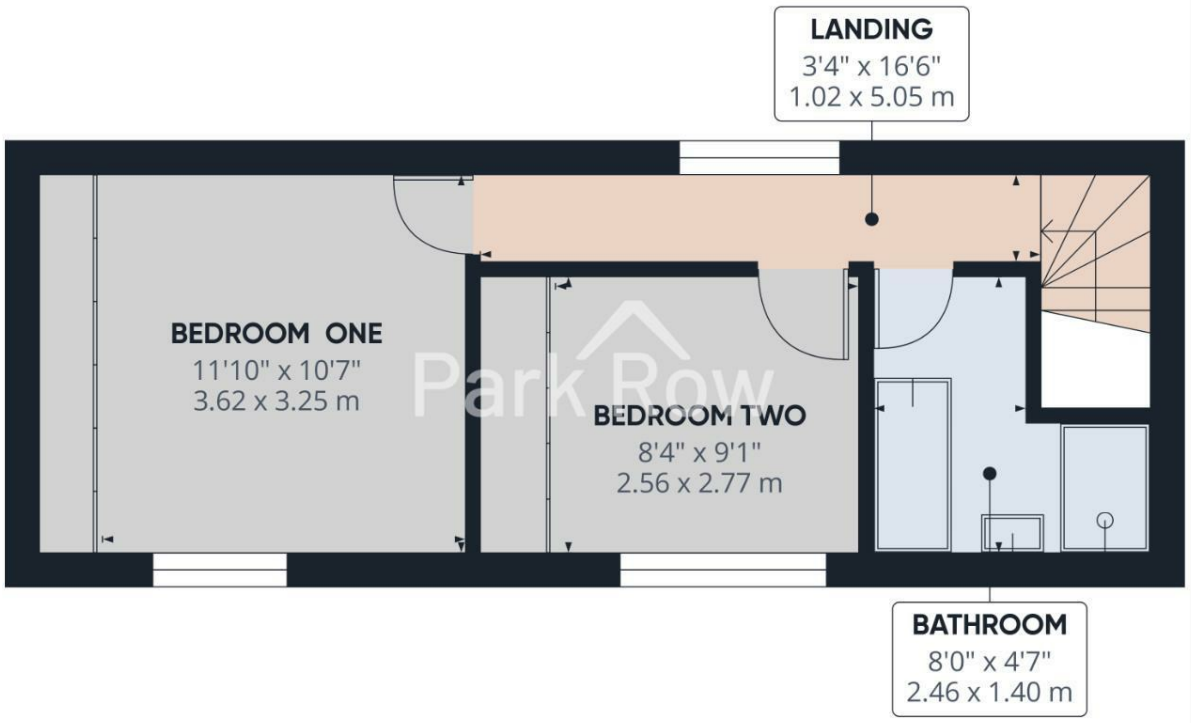
Below 5 ft/1.5 m

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

GIRAFFE360

Floor 0 Building 1

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FEDERATION OF INDEPENDENT AGENTS



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W
E
S

Floor 1 Building 1

Park Row

Approximate total area(1)

341 ft²

31.7 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.

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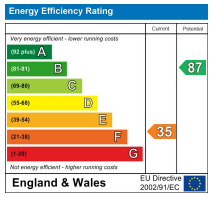
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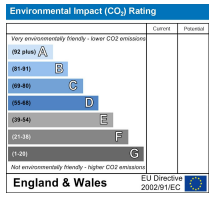












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