

# Park Row

The proactive estate agent



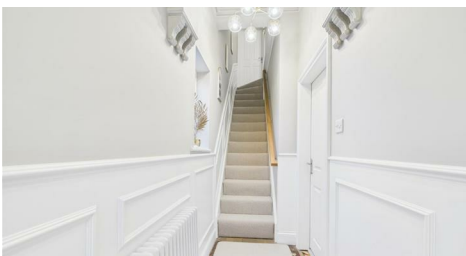
**Low Street, Sherburn In Elmet, Leeds, LS25 6BB**

**Offers In Excess Of £350,000**



**\*\* STUNNING VICTORIAN END-TERRACE PROPERTY \*\* THREE BEDROOMS \*\* MODERN KITCHEN \*\* OFF STREET PARKING \*\* STEEPED WITH TRADITIONAL FEATURES \*\* REAR GARDEN \*\* ENSUITE \*\* BEAUTIFULLY PRESENTED THROUGHOUT \*\* BASEMENT \*\***

**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 charming village of Sherburn In Elmet, this beautifully presented Victorian end terrace house on Low Street offers a delightful blend of traditional elegance and modern convenience. With three spacious bedrooms, this property is perfect for families or those seeking extra space.

As you enter, you are greeted by high ceilings and an abundance of natural light that highlights the traditional features throughout the home. The two reception rooms provide ample space for both relaxation and entertaining, making it an ideal setting for gatherings with family and friends. The well-appointed kitchen is designed for functionality.

In addition to the main living areas, the property boasts a basement, offering potential for additional storage or even a creative space to suit your needs. The presence of a garage adds further convenience, providing secure parking or extra storage options.

The location in Sherburn In Elmet is particularly appealing, with local amenities, schools, and parks within easy reach, making it a wonderful place to call home. This Victorian end terrace is not just a house; it is a lifestyle choice that combines character, comfort, and practicality. Do not miss the opportunity to make this exquisite property your own.

## GROUND FLOOR ACCOMMODATION

### ENTRY

Enter through a blue composite door with two glass panels within which leads into;

### PORCH

3'4" x 3'1" (1.02 x 0.96)

An internal door with glass panel within which leads into;

### HALLWAY

3'7" x 13'10" (1.11 x 4.23)



A double glazed window to the side elevation, a central

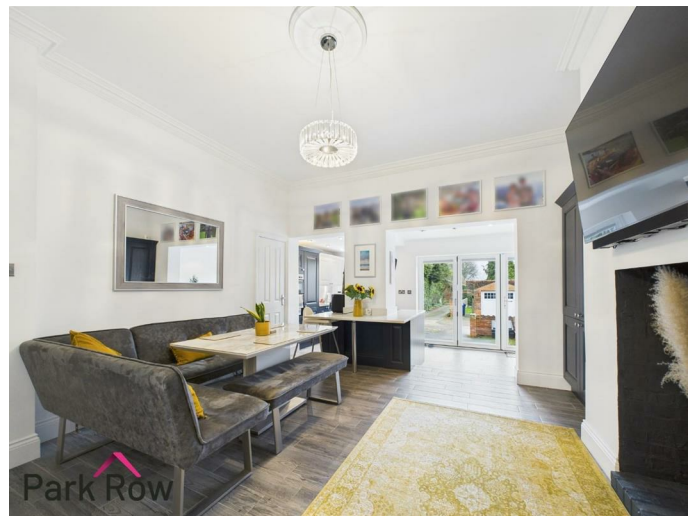
heating radiator, a staircase to the first floor accommodation, original features, high ceilings and an internal door which leads into;

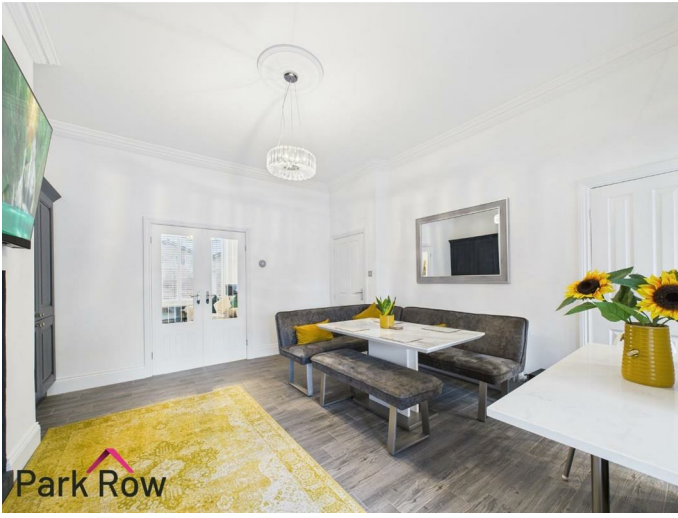
### DINING ROOM

13'11" x 14'5" (4.26 x 4.41)



Built in cupboards to either side of the original brick fireplace, internal door leads to the basement, open walkway leads into the kitchen, wraparound kitchen island provides additional seating and double doors with glass panels within which lead into;





**LIVING ROOM**  
13'3" x 13'5" (4.04 x 4.10)



Kneeling bay window to the front elevation, a central heating radiator and a feature fireplace with wooden surround and mantel.



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**KITCHEN**  
 (10'2" x 6'3") & (6'10" x 9'5") ((3.12 x 1.92) & (2.10 x 2.89))



Navy shaker-style wall and base units surrounding the kitchen area, white quartz worktops and upstands, one and a half undercounter stainless steel sink, with chrome mixer taps over and drainer groves within the quartz worktop, one and a half integrated oven, an induction hob sits within the peninsula, an integrated extractor fan over,

Double glazed window to the rear elevation, bi folding doors to the rear elevation, a central heating radiator,



**FIRST FLOOR ACCOMMODATION**



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## LANDING

3'1" x 14'4" (0.95 x 4.39)



A central heating radiator, a staircase to the second floor accommodation and internal doors which lead into;

## BEDROOM ONE

14'9" x 13'1" (4.52 x 4.01)

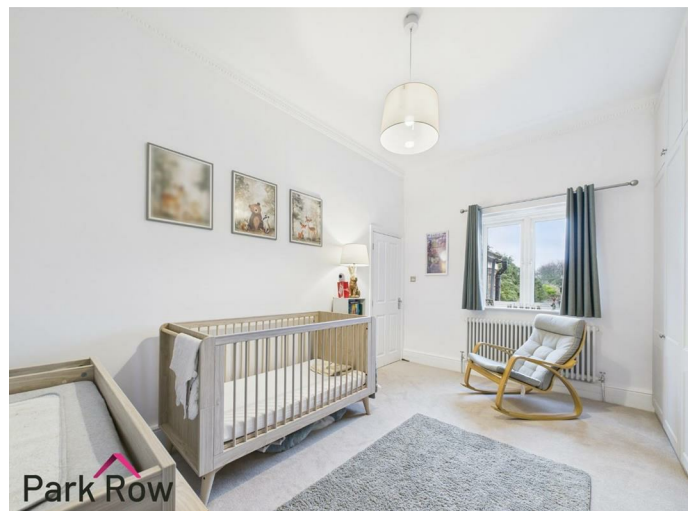


Two double glazed windows to the front elevation, two central heating radiators and built in wardrobes.



## BEDROOM TWO

9'2" x 14'6" (2.80 x 4.42)



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



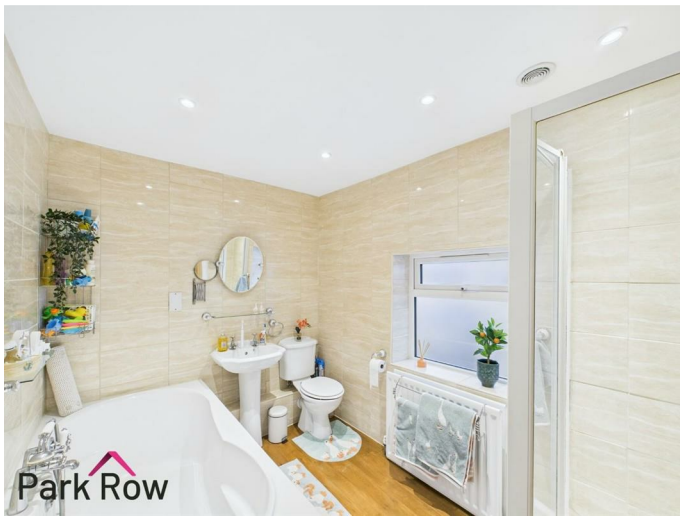
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**BEDROOM THREE**  
16'10" x 13'3" (5.14 x 4.04)



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**BATHROOM**  
6'10" x 9'5" (2.10 x 2.88)



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An obscure double glazed window to the side elevation, a white suite comprising of a closed couple WC, a pedestal hand basing with chrome taps over, a double ended panel bath with chrome mixer shower taps over, a standalone shower cubicle with glass doors and chrome mains mixer shower within and a central heating radiator.

A double glazed window to the side elevation, two central heating radiators, original features, loft access and an internal door which leads into;



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**SECOND FLOOR ACCOMMODATION**

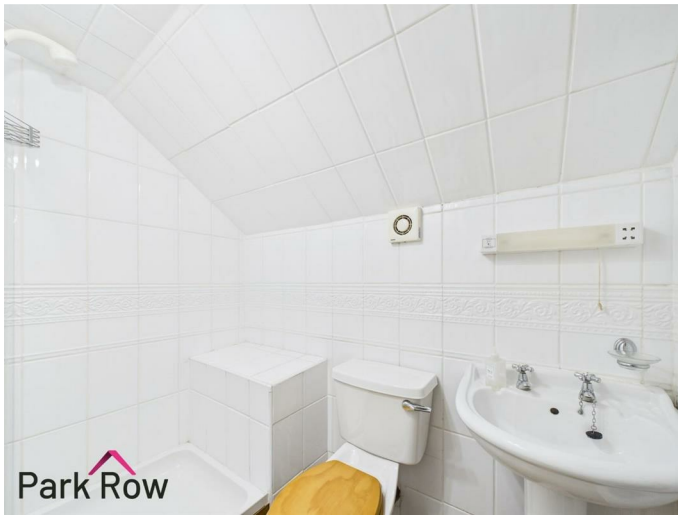
**LANDING**  
2'11" x 6'2" (0.90 x 1.89)  
Internal door which leads into;



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## ENSUITE

6'9" x 4'1" (2.08 x 1.27)



A white suite comprising of a closed coupled WC, a pedestal handbasin with chrome taps over, a standalone shower cubicle with mains mixer shower within and a central heating radiator.

## GARAGE

10'4" x 16'0" (3.16 x 4.90)



Two panel windows to the rear elevation and an up and over door to the front elevation.

## LOWER GROUND FLOOR

### ROOM ONE

10'4" x 14'6" (3.17 x 4.42)

### ROOM TWO

6'6" x 14'6" (1.99 x 4.42)

## EXTERIOR

## FRONT



To the front of the property there is a brick built dwarf wall, a black metal pedestrian access gates, a paved pathway which leads to the entrance door the rest of the space is laid with pebbles.



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## SIDE



To the side of the property is an access road which leads to the off road parking at the rear of the property.

## REAR



Accessed via the bi folding doors in the kitchen, where you step down on to a tarmac driveway with dwarf wall surrounding. Across the shared access road is the single garage, an brick arch and paved path leads to the lawned enclosed garden, a paved area with space for seating. A brick boundary to the rear of the garden and fenced boundaries to the two sides.





## AERIAL



## 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



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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.

GOOLE - 01405 761199  
PONTEFRAC T & CASTLEFORD - 01977 791133

## TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: C

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.

## 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.

## 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.

## 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

Mon - Fri 9.00am to 5.30pm

Saturday - 9.00am to 1pm

Sunday - CLOSED

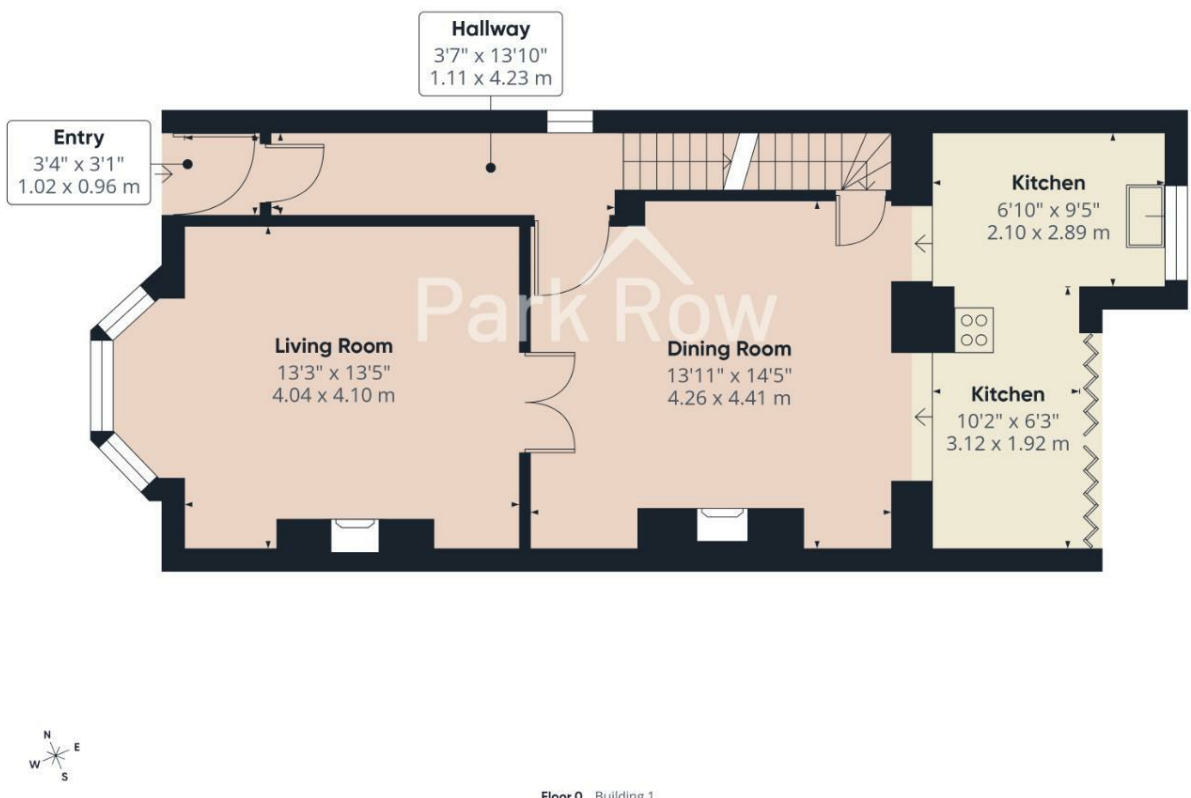
TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SHERBURN IN ELMET - 01977 681122

SELBY - 01757 241124



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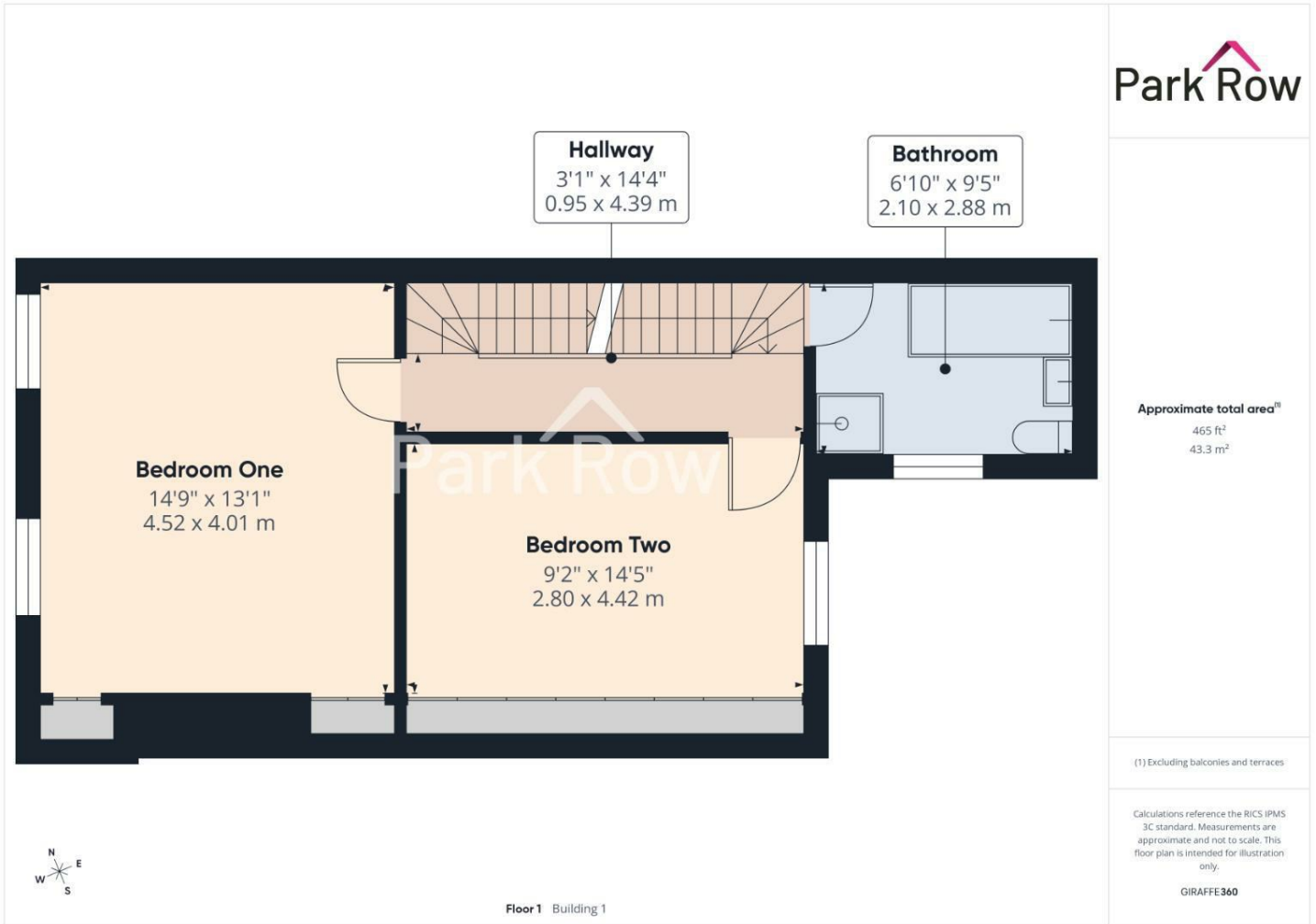
Floor 0 Building 1

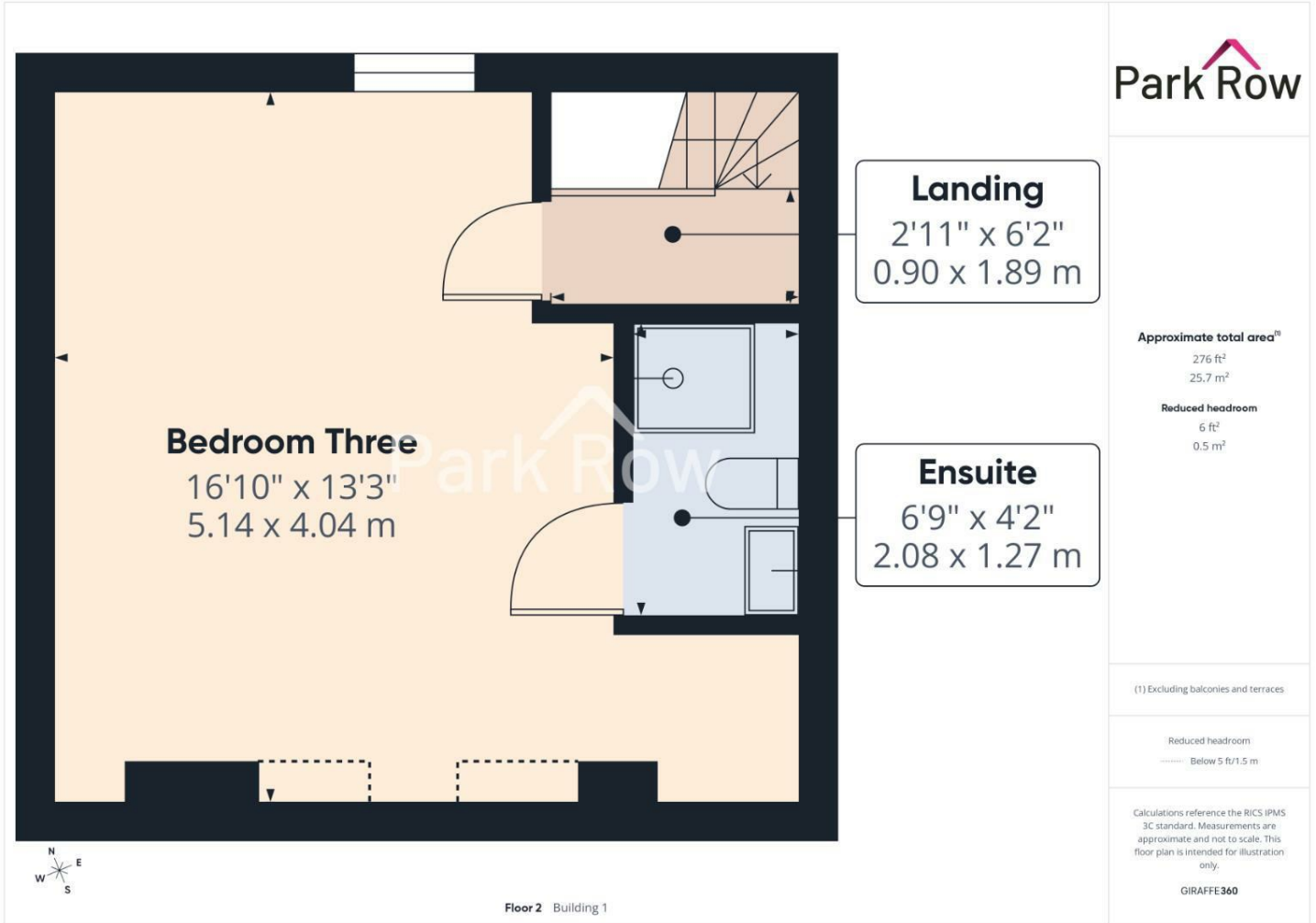
**Approximate total area<sup>(1)</sup>**  
577 ft<sup>2</sup>  
53.6 m<sup>2</sup>

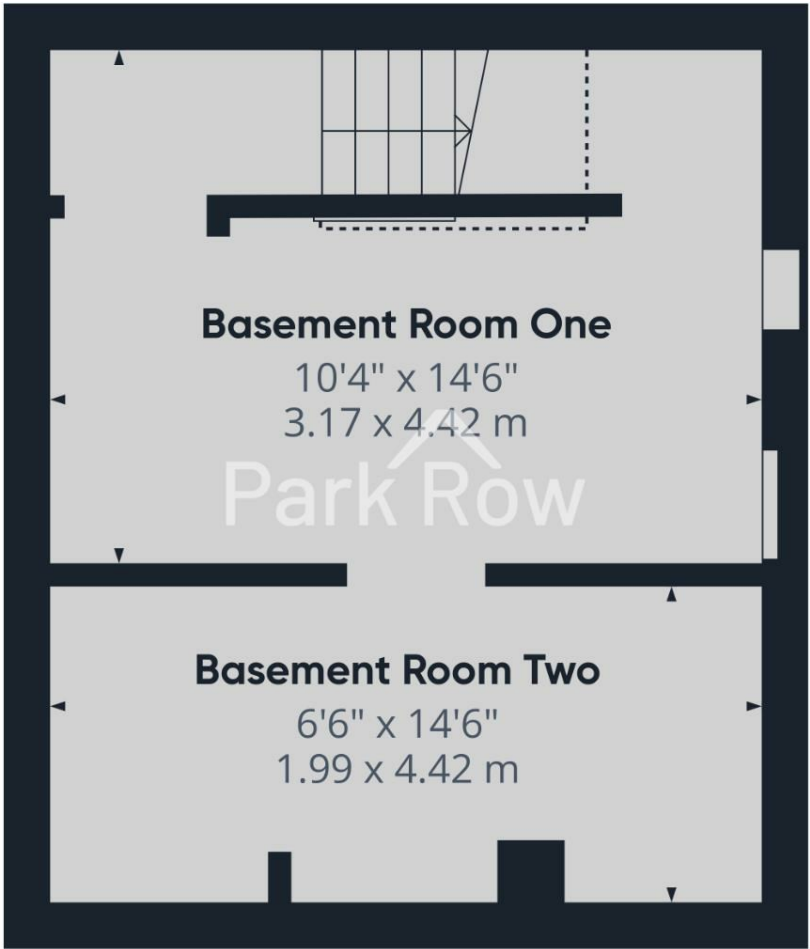
(1) Excluding balconies and terraces

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

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Floor -1 Building 1

**Approximate total area<sup>(1)</sup>**  
 242 ft<sup>2</sup>  
 22.5 m<sup>2</sup>

**Reduced headroom**  
 14 ft<sup>2</sup>  
 1.3 m<sup>2</sup>

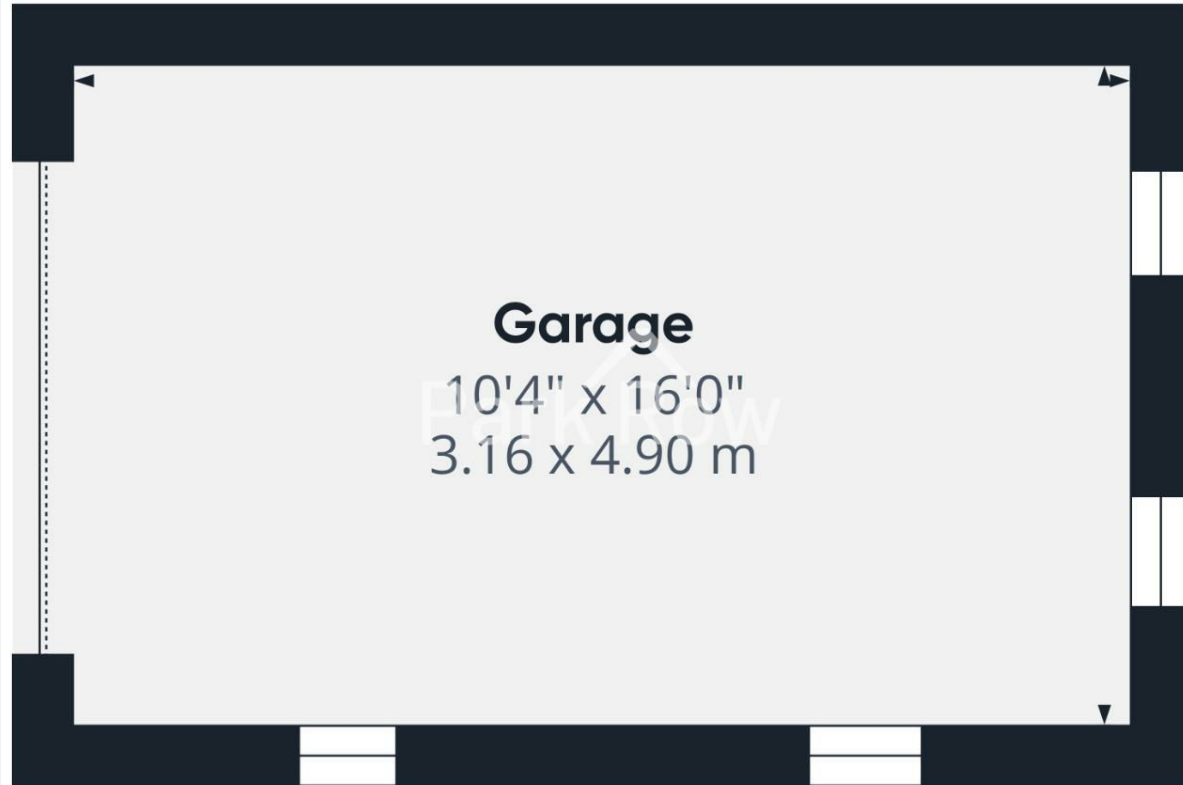
(1) Excluding balconies and terraces

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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**Garage**  
10'4" x 16'0"  
3.16 x 4.90 m

Approximate total area<sup>(1)</sup>  
165 ft<sup>2</sup>  
15.3 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.

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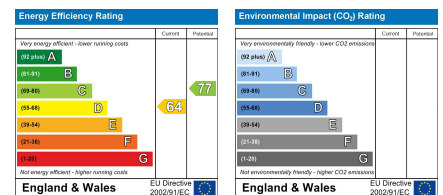
Floor 0 Building 2



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