

Park Row



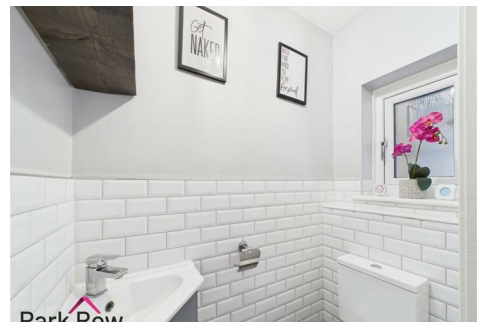
Beechwood Croft, Sherburn In Elmet, Leeds, LS25 6HX

Offers In Excess Of £240,000



****EXTENDED SEMI-DETACHED HOME ** THREE BEDROOMS ** OFF STREET PARKING ** ENCLOSED REAR GARDEN**DOWNSTAIRS W/C ** STUNNING OPEN PLAN KITCHEN/DINING/LIVING ROOM ** PERFECT FOR FIRST TIME BUYERS OR SMALL FAMILIES ** NO ONWARD CHAIN ****

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 Beechwood Croft, Sherburn In Elmet, this extended semi-detached house presents an excellent opportunity for both growing families and first-time buyers. With three well-proportioned bedrooms, this property offers ample space for comfortable living.

Upon entering, you are greeted by a stunning high specification open plan kitchen, dining, and living area. This modern space is designed for both entertaining and everyday family life, featuring double doors and sliding patio doors that seamlessly connect the indoors with the delightful rear garden. The garden provides a lovely outdoor retreat, perfect for enjoying sunny days or hosting gatherings.

The property also boasts a convenient downstairs w/c, alongside a beautifully presented family bathroom, ensuring that modern living needs are met with style and functionality. The lounge, complete with a charming fireplace, offers a cosy haven to unwind in the evenings, making it an ideal spot for relaxation.

Additionally, the property benefits from driveway parking at the front, providing ease and convenience for residents and visitors alike. This home is well-appointed making it a fantastic choice for those looking to settle in a welcoming community.

To bolster the appeal of this property's location, amenities are in proximity which includes "ALDI" grocery store, Sherburn High School, Sherburn-in-Elmet (SIE) Train Station, Fields Garden Centre and the South Milford Train Station. For families with young children, Sherburn Hungate Primary School and Athelstan Primary School are also within easy access

In summary, this semi-detached house on Beechwood Croft is a perfect blend of modern living and comfort, ready to welcome its new owners.

ENTRANCE

Enter through a composite door with a decorative glass window within and an obscure double glazed window to the side which leads into;

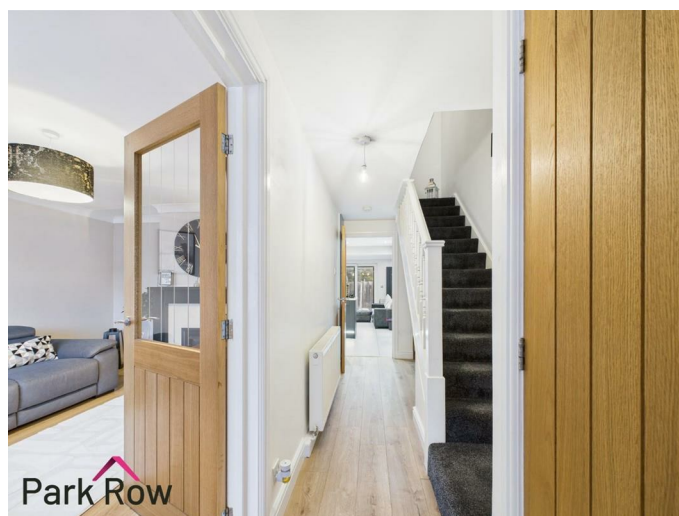
PORCH

659'5" x 2'7" (201 x 0.81)

Double glazed window to the side elevation, an obscure internal window, wooden storage shelving for shoes and an internal door which leads into;

ENTRANCE HALLWAY

16'11" x 5'10" (5.18 x 1.80)



Stairs which lead up to the first floor accommodation with a white wooden balustrade and spindles, built in grey shaker-style storage unit underneath the stairs, central heating radiator and internal doors which lead into;



DOWNSTAIRS W/C

4'5" x 2'6" (1.36 x 0.78)



Obscure double glazed internal window and includes a white suite comprising; close coupled w/c, corner hand basin with chrome tap over and a grey storage unit beneath plus half tiled walls with NYC-style subway tiles.

LOUNGE

15'3" x 11'3" (4.66 x 3.44)



Double glazed window to the front elevation, fire set within a fireplace with a marble hearth and a wooden surround plus a central heating radiator.



KITCHEN/DINING/LIVING ROOM

20'3" x 17'7" (6.19 x 5.38)



Light grey shaker-style wall and base units surrounding the

kitchen with LED underlighting, space for a freestanding double fridge/freezer, integral washing machine, integral dishwasher, quartz worktop, grey shaker-style island to the centre with a pop up plug socket and space for seating, sink set within the island with taps over, space and electrics for a wine cooler within the island, LED lighting pendant above the island, LED spotlights to the ceiling, space for a freestanding range cooker with a built in extractor fan over and tiled splashback, three double glazed Velux windows to the ceiling allowing in floods of light, grey vertical radiator, electrics for a wall mounted television, fully tiled flooring, double glazed double door to the side elevation and a double glazed sliding patio doors which leads out to the rear garden.



FIRST FLOOR ACCOMMODATION

LANDING

10'1" x 6'2" (3.09 x 1.89)

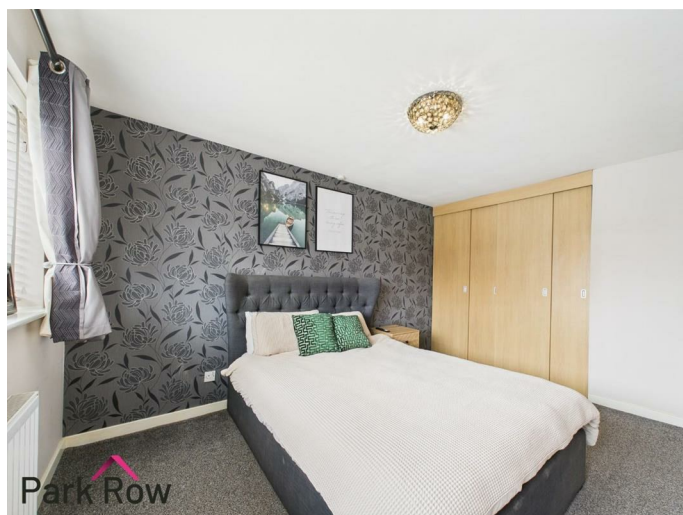
Loft access, a door which leads into a storage cupboard and further internal doors which lead into;

BEDROOM ONE

13'5" x 10'2" (4.09 x 3.12)



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



BEDROOM TWO

10'5" x 8'2" (3.18 x 2.51)



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



BEDROOM THREE

9'9" x 7'3" (2.99 x 2.21)



Double glazed window to the front elevation, central heating radiator and a door which leads into a storage cupboard.



MAIN BATHROOM

8'11" x 7'0" (2.74 x 2.14)



Two obscure double glazed windows to the rear elevation and includes a white suite comprising; w/c with a concealed cistern plus a hand basin with taps over set within a unit with storage, freestanding bath with taps over, walk in mains shower with a glass shower screen, hexagon tiles to the shower wall, half tiled to the rest of the walls, chrome towel radiator and LED spotlights to the ceiling.



EXTERIOR

FRONT



To the front of the property there is a tarmac driveway with space for a vehicle, a paved driveway with space for a vehicle, a paved pathway which leads to the entrance door and down the right hand side of the property to a pedestrian gate which gives access to the rear garden plus the rest is mainly decorative stones.

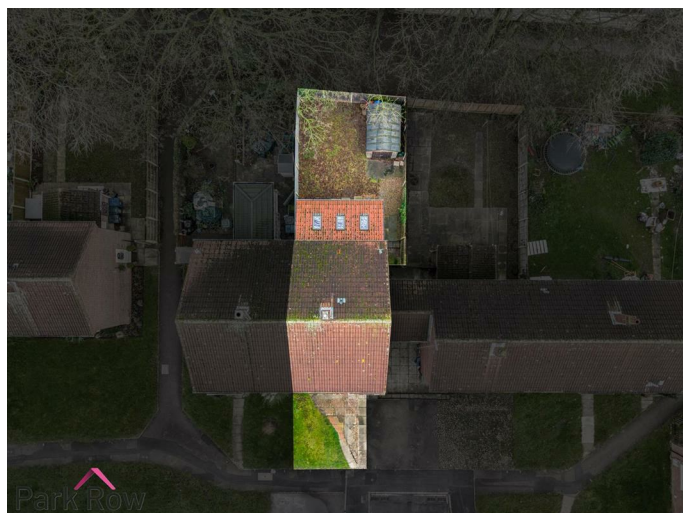
REAR



Accessed via the gate at the side of the property or through the double doors plus sliding patio door in the kitchen/dining/living room plus it includes; space for a shed, perimeter wooden fencing to all three sides and the rest is mainly lawn.



AERIAL SHOT



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
PONTEFRAC & CASTLEFORD - 01977 791133

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TENURE AND COUNCIL TAX

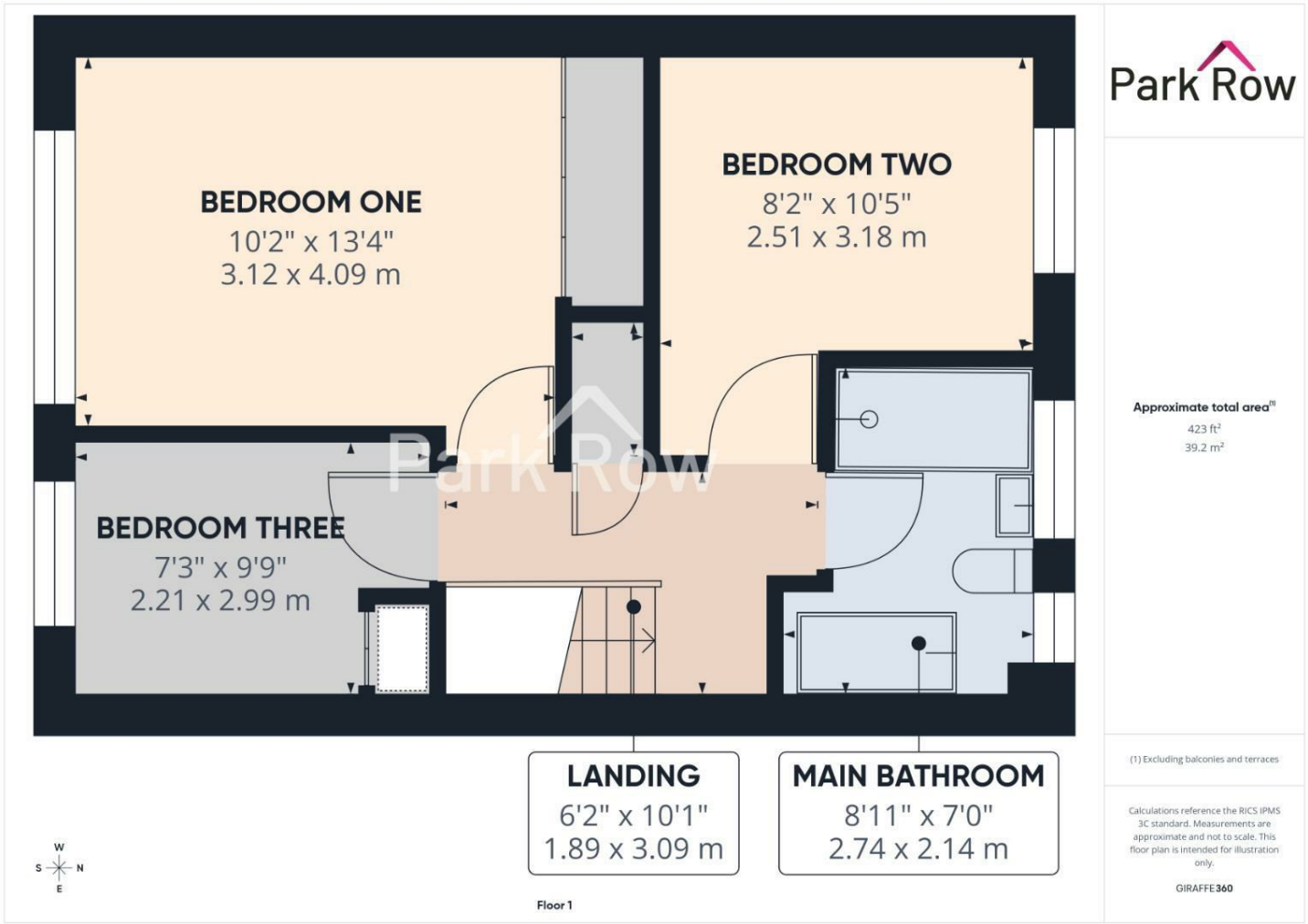
Tenure: Freehold
Local Authority: North Yorkshire Council
Tax Banding: B

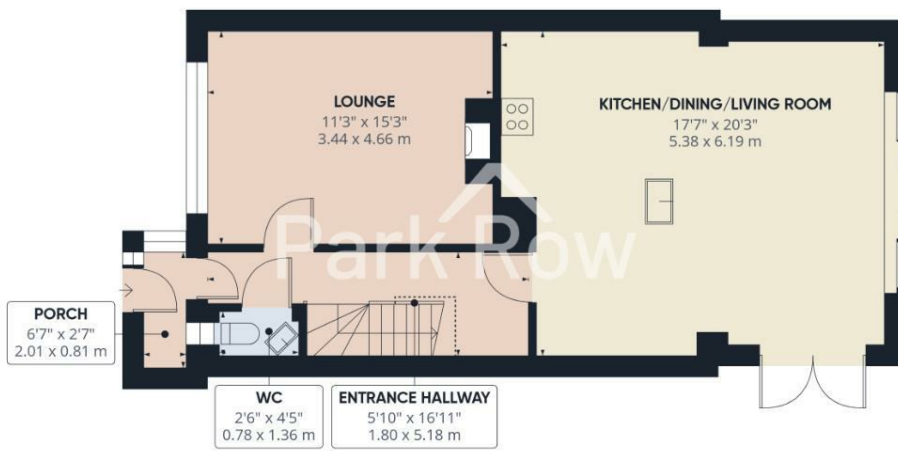
Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

VIEWINGS

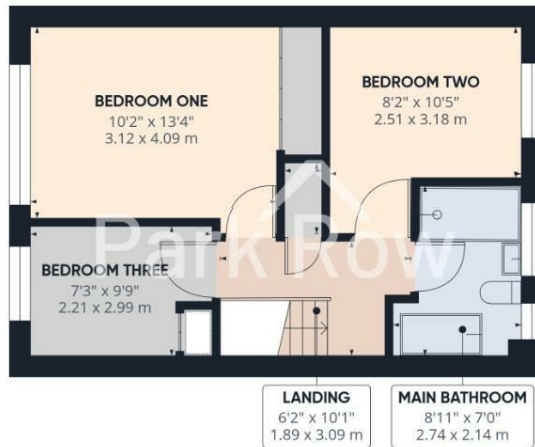
Strictly by appointment with the sole agents. If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.







Floor 0



Floor 1

Park Row

Approximate total area*
1048 ft²
97.3 m²

Reduced headroom
9 ft²
0.8 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

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