

# Park Row

The proactive estate agent



**Braeburn Road, Sherburn In Elmet, Leeds, LS25 6GG**

**Offers In Excess Of £230,000**



**\*\*END TERRACE HOME\*\*THREE BEDROOMS\*\*DOWNSTAIRS W/C\*\*ENCLOSED REAR GARDEN\*\*DRIVEWAY PARKING FOR TWO VEHICLES\*\*NO ONWARD CHAIN\*\*EV CAR CHARGER\*\***

**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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## 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.

## INTRODUCTION

Nestled in the charming village of Sherburn In Elmet, this delightful end terrace house on Braeburn Road offers a perfect blend of comfort and convenience. Spanning an impressive 825 square feet, this end terrace home features three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

Upon entering, you are welcomed into a bright and airy reception room, perfect for relaxing or entertaining guests. The property also boasts a convenient downstairs w/c, adding to the practicality of the home. The enclosed rear garden provides a private outdoor space, ideal for enjoying sunny days or hosting gatherings with friends and family.

For those with vehicles, the property includes driveway parking for two cars, ensuring ease of access and security. The sought-after location in Sherburn In Elmet offers a friendly community atmosphere, with local amenities and schools within easy reach, making it a desirable place to live.

This charming home presents an excellent opportunity for anyone looking to settle in a peaceful village while still being close to the vibrant city of Leeds. With its appealing features and prime location, this property is not to be missed.

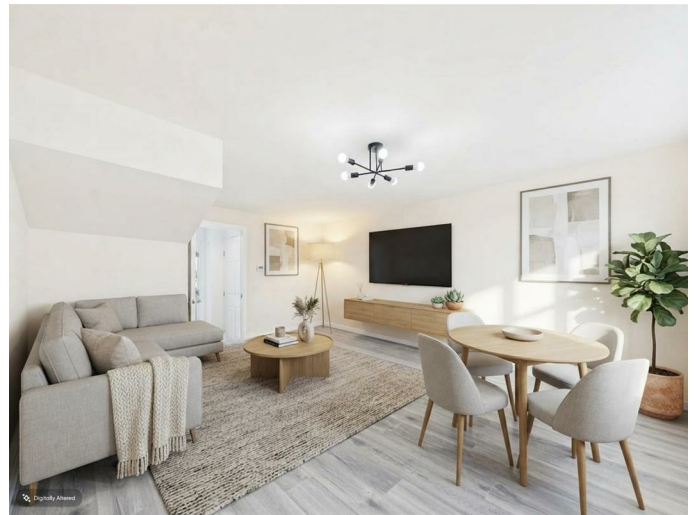
## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a green composite door with two double glazed obscure windows within which leads into;

### LOUNGE

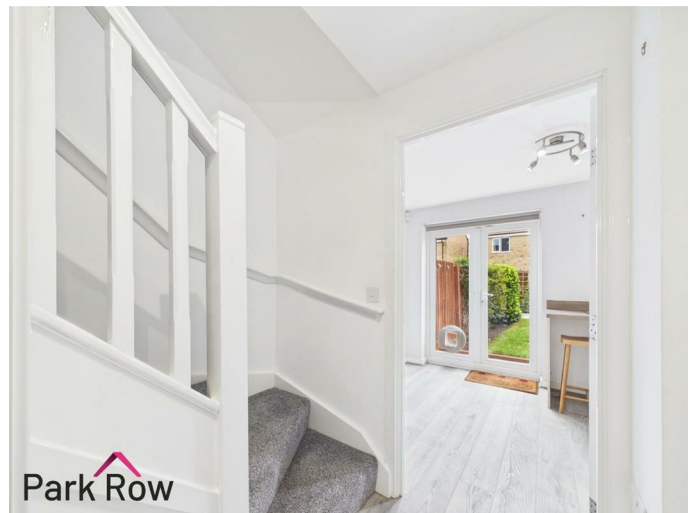
11'9" x 14'10" (3.60 x 4.54)



Double glazed window to the front elevation, central heating radiator, a cupboard with space for storage and a door which leads into;

### HALLWAY

4'2" x 4'5" (1.29 x 1.36)



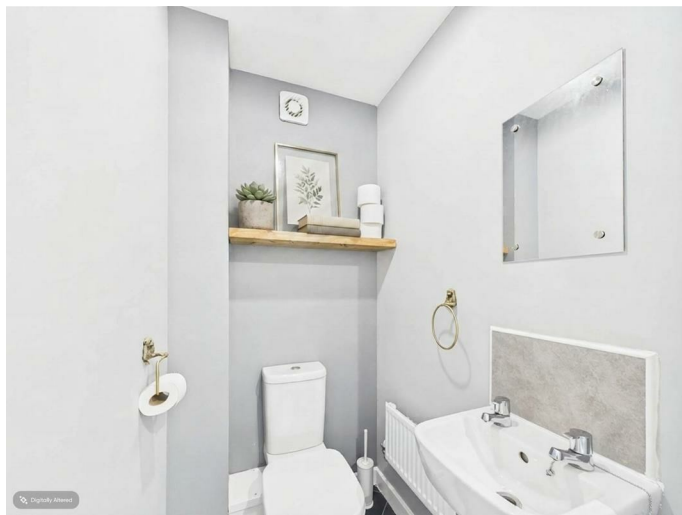
Stairs up to first floor accommodation and internal doors which lead into;



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## W/C

4'5" x 3'6" (1.35 x 1.08)



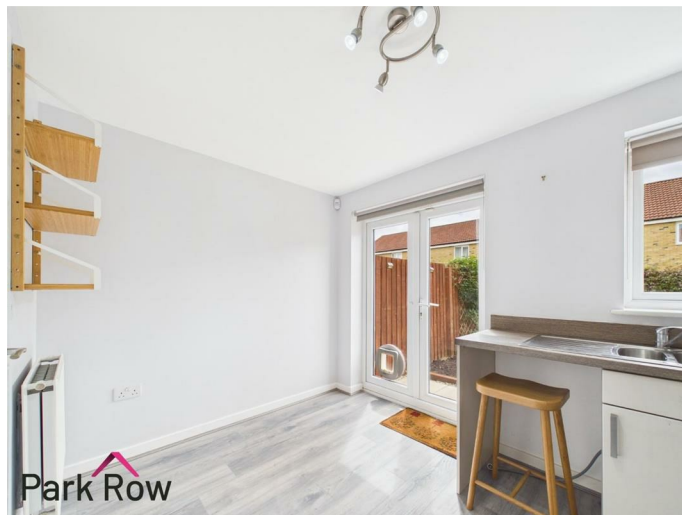
Central heating radiator, pedestal hand basin with chrome taps over and tiled back splash plus a close-coupled w/c.

## KITCHEN

11'8" x 7'9" (3.58 x 2.38)



Double glazed window to the rear elevation, cream gloss base and wall units, laminate worktop, stainless steel one and a half drainer sink with a chrome tap over, four ring gas hob with an extractor fan over, integrated oven, slimline dishwasher which was new in 2023, space and plumbing for a washing machine, space and electrics for a free standing fridge/freezer, a central heating radiator and double glazed double doors which lead out to the rear garden.



## FIRST FLOOR ACCOMMODATION

### LANDING

2'10" x 10'5" (0.88 x 3.20)



Central heating radiator, stairs up to second floor accommodation and internal doors which lead into;

## BEDROOM TWO

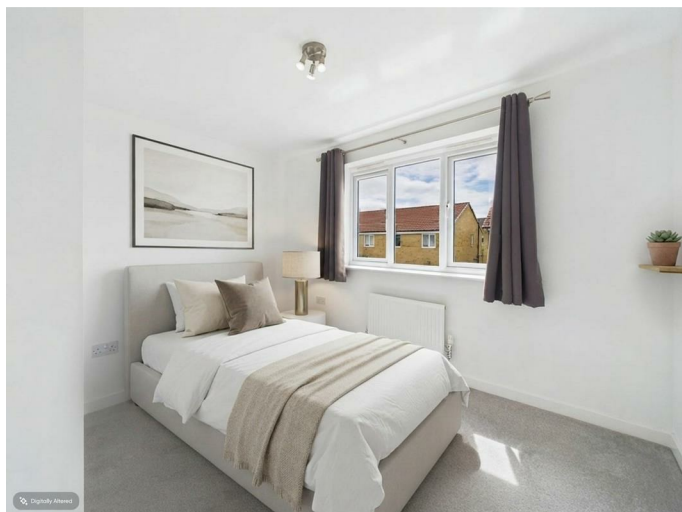
11'10" x 8'8" (3.61 x 2.66)



Two double glazed windows to the front elevation and a central heating radiator.

## BEDROOM THREE

11'10" x 7'10" (3.62 x 2.40)



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

## BATHROOM

5'6" x 7'10" (1.70 x 2.41)

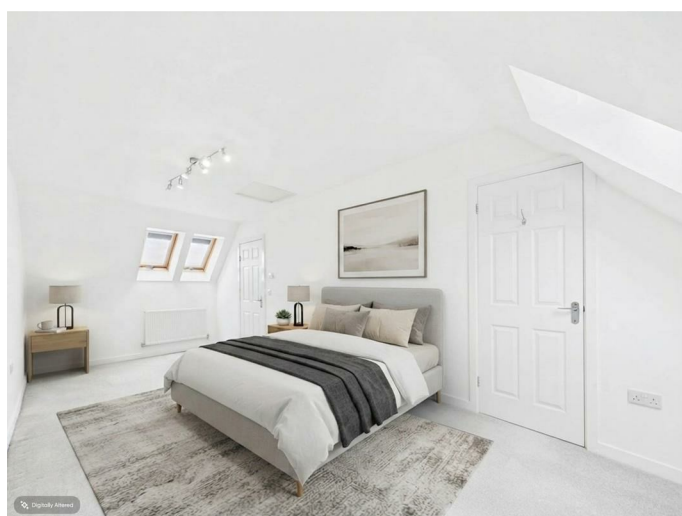


Double glazed obscure window to the side elevation and includes; pedestal hand basin with a chrome tap over, close-coupled w/c, a central heating radiator and a fully tiled bath with mains shower over and a glass shower screen.

## SECOND FLOOR ACCOMMODATION

### BEDROOM ONE

8'4" x 20'8" (2.56 x 6.31)



Two double glazed Velux style windows to the front elevation, double glazed Velux style window to the rear elevation, central heating radiator and a cupboard with space for storage.

## EXTERIOR



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## FRONT



To the front of the property there is a tarmac driveway with space for parking of two vehicles, decorative stone area, Vorsprung 7.5Kw electric vehicle car charger which was fitted in 2024, paved pathway which leads to the front door and a further paved pathway with a wooden gate which leads to the rear garden.

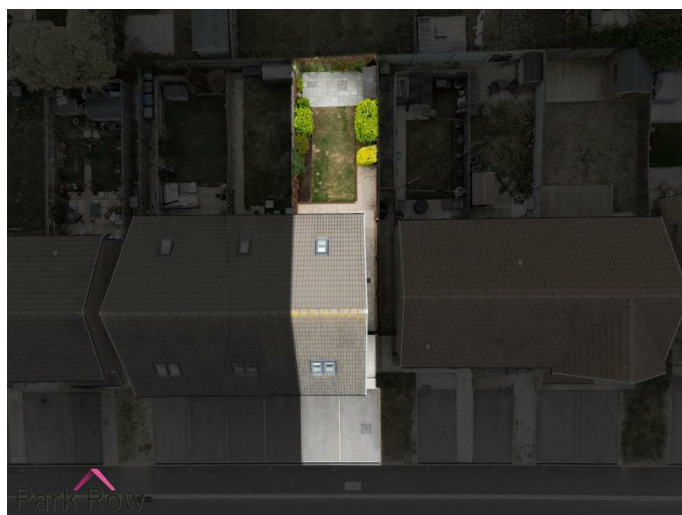
## REAR



Accessed via the gate at the side of the property and the double doors in the kitchen where you will step out onto; a paved area with space for seating, an area filled with decorative stones, borders filled with mature bushes, a further paved area with more space for seating, perimeter wooden fencing to all three sides and the rest is mainly lawn.



## 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: 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 T & CASTLEFORD - 01977 791133

## TENURE AND COUNCIL TAX

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

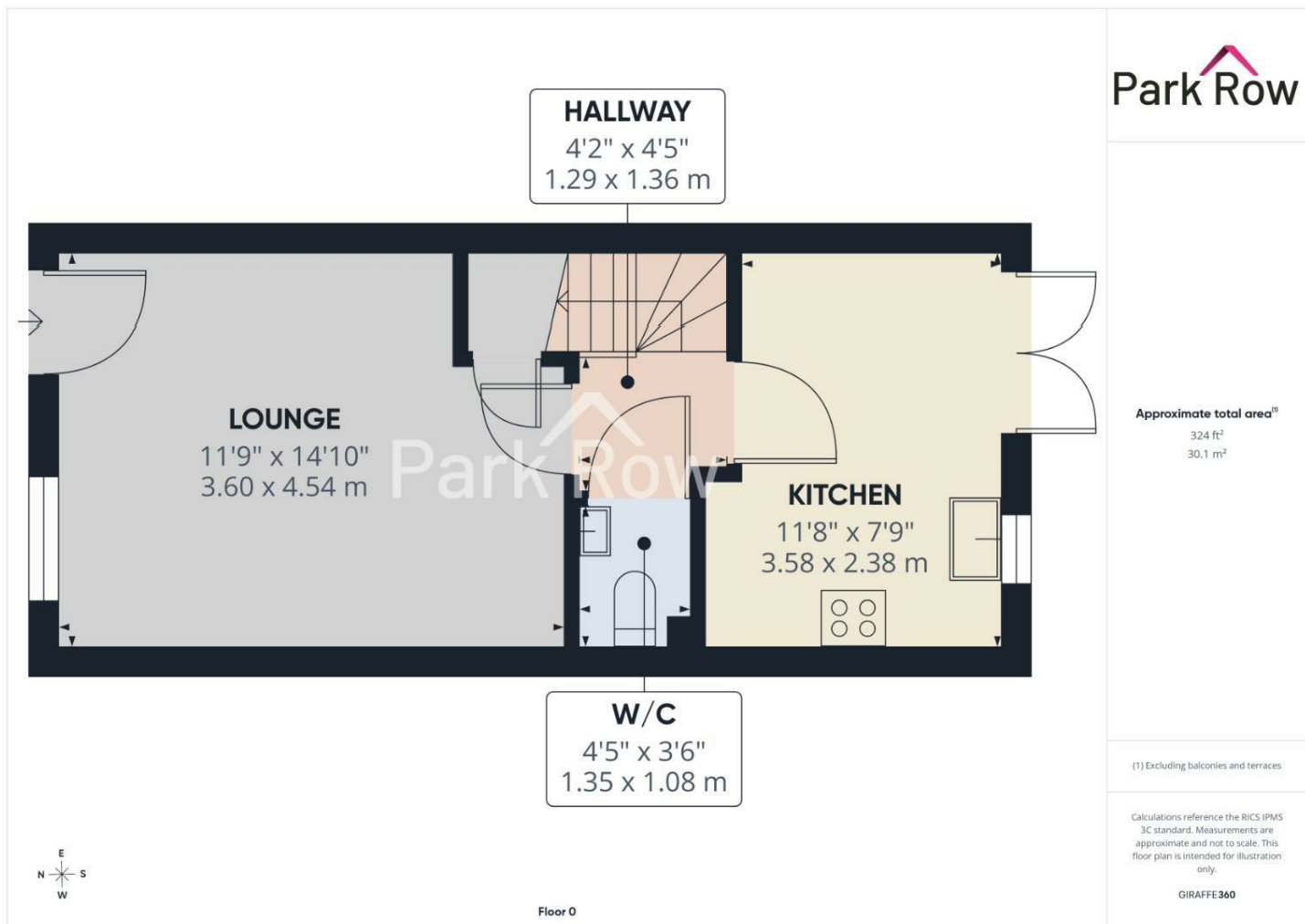
Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## VIEWINGS

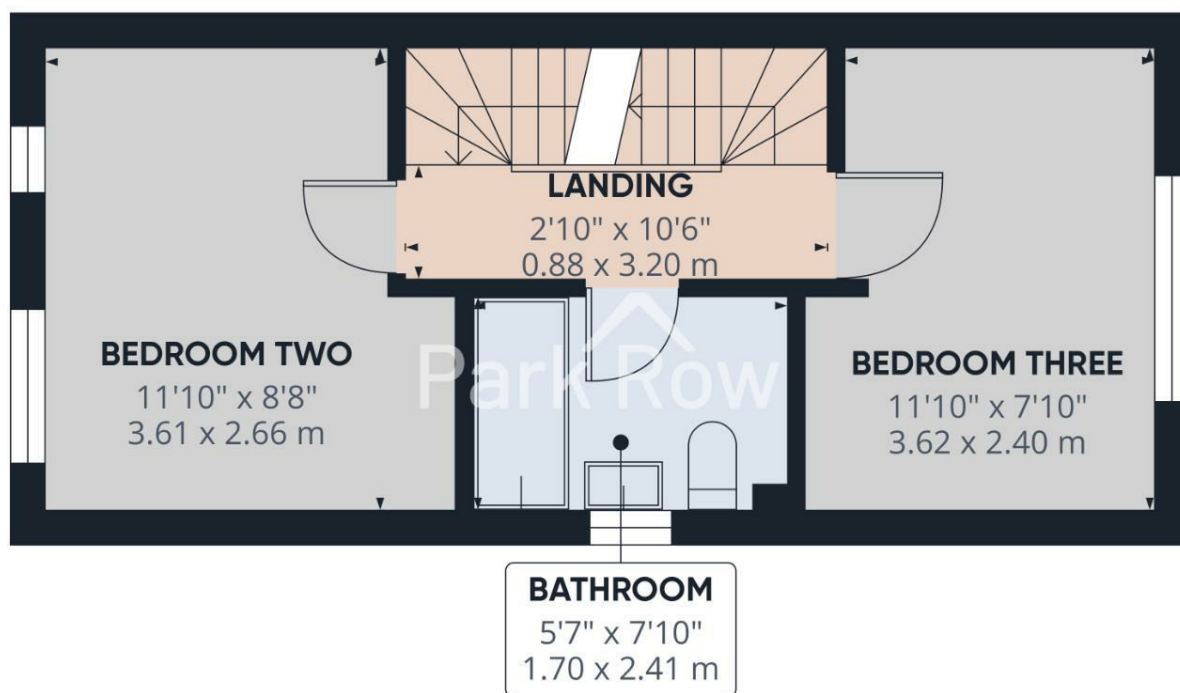
Strictly by appointment with the sole agents. If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some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



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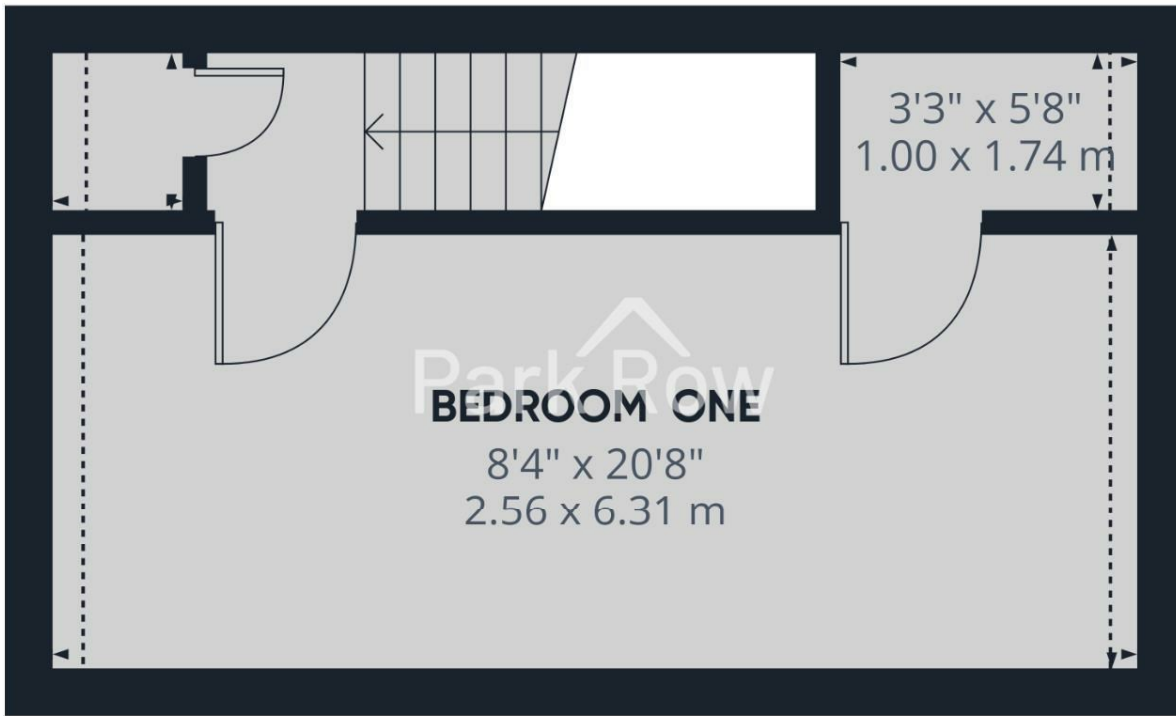


Approximate total area<sup>(1)</sup>  
290 ft<sup>2</sup>  
27 m<sup>2</sup>

(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.

GIRAFFE360



Approximate total area<sup>(1)</sup>

211 ft<sup>2</sup>

19.6 m<sup>2</sup>

Reduced headroom

12 ft<sup>2</sup>

1.2 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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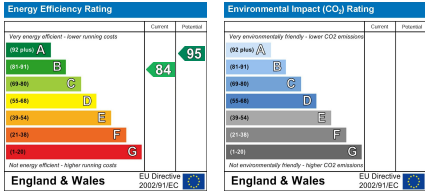


Floor 2



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