

# Park Row

The proactive estate agent



## Wolsey Croft, Sherburn In Elmet, Leeds, LS25 6DP

Offers In Excess Of £240,000



\*\* SEMI-DETACHED DORMER BUNGALOW \*\* TWO BEDROOMS \*\* OFFICE/STORAGE SPACE \*\* OFF STREET PARKING \*\* GARAGE \*\* ENCLOSED REAR GARDEN \*\* TWO BATHROOMS \*\* TWO RECEPTION ROOMS \*\* CONSERVATORY \*\*

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 area of Wolsey Croft, Sherburn In Elmet, Leeds, this delightful semi-detached dormer bungalow presents an ideal opportunity for small families or those seeking to downsize. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest.

There is a comfortable lounge that flows seamlessly into a dining room via the hallway, perfect for entertaining guests or enjoying family meals. The conservatory, with its double doors leading out to the enclosed rear garden, invites an abundance of natural light, creating a warm and inviting atmosphere throughout the home.

The bungalow features two full bathrooms, ensuring convenience for all occupants. Additionally, there is a spacious office or storage area located upstairs, which can be tailored to suit your needs, whether for work or additional storage.

Outside, the property benefits from a garage and off-street parking, providing practicality and ease for everyday living. The enclosed rear garden offers a private outdoor space, ideal for enjoying the fresh air or hosting gatherings with friends and family.

This lovely bungalow combines comfort, functionality, and a peaceful setting, making it a wonderful place to call home. Do not miss the chance to view this property and experience all it has to offer.

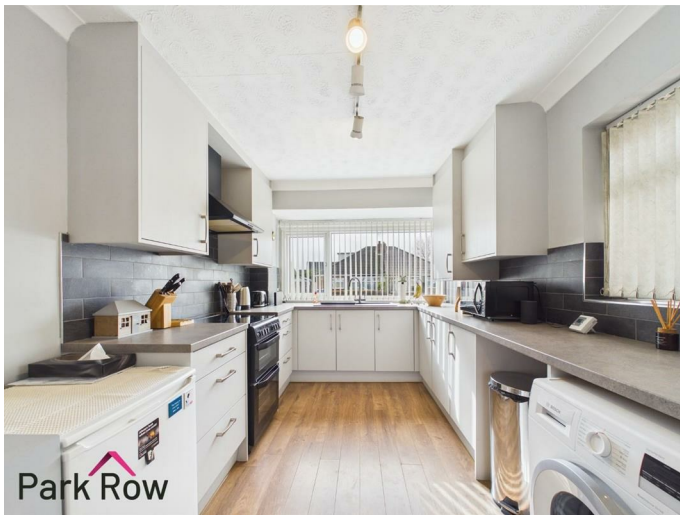
## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a uPVC door with a double glazed glass panel within which leads into;

### KITCHEN

14'4" x 8'7" (4.39 x 2.64)



A double glazed window to the front elevation, a double

glazed window to the side elevation, matt white wall and base units surrounding, a square edge laminate worktop, a grey drainer sink with chrome taps over, space for a freestanding cooker with a built in extractor fan over, space and plumbing for a washing machine, space for a freestanding fridge and freezer, tiled splashback, a central heating radiator and an open doorway which leads into;



### HALLWAY

8'1" x 2'7" (2.48 x 0.80)

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

### LOUNGE

14'9" x 10'9" (4.50 x 3.30)



A double glazed window to the front elevation, a fire set within a fireplace with a granite hearth and a wooden surround, a central heating radiator and broadband points.

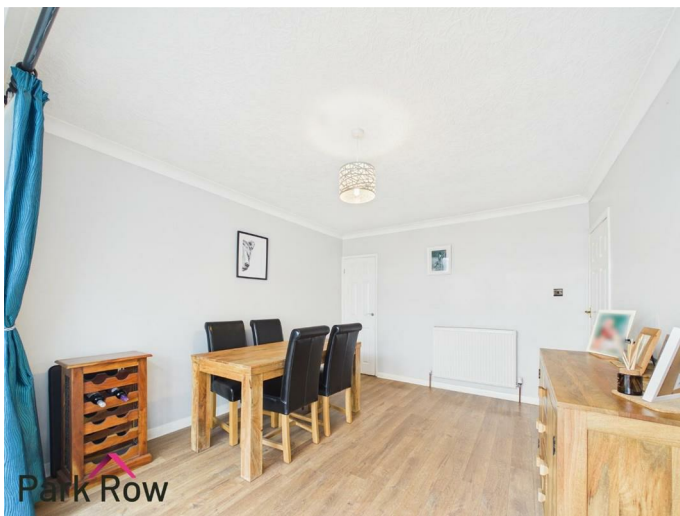


**DINING ROOM**

12'8" x 10'11" (3.88 x 3.33)

**CONSERVATORY**

10'2" x 8'9" (3.12 x 2.69)



A door which leads into under-stairs storage, a central heating radiator and double glazed sliding doors which lead into;

Double glazed windows to the rear elevation, further double glazed windows to the side elevation, a double glazed glass roof with built in blinds, a white vertical radiator, a cat flap and a double glazed double door which leads out to the rear garden.

## BEDROOM TWO

11'1" x 8'9" (3.40 x 2.67)



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

## BATHROOM

6'0" x 5'6" (1.83 x 1.69)



An obscure double glazed window to the side elevation and includes; a close coupled w/c, a hand basin set within a white gloss unit with space for storage, a corner mains shower with a glass shower screen, a chrome heated towel rail and LED spotlights to the ceiling.

## FIRST FLOOR ACCOMMODATION

### LANDING

2'10" x 2'5" (0.87 x 0.74)

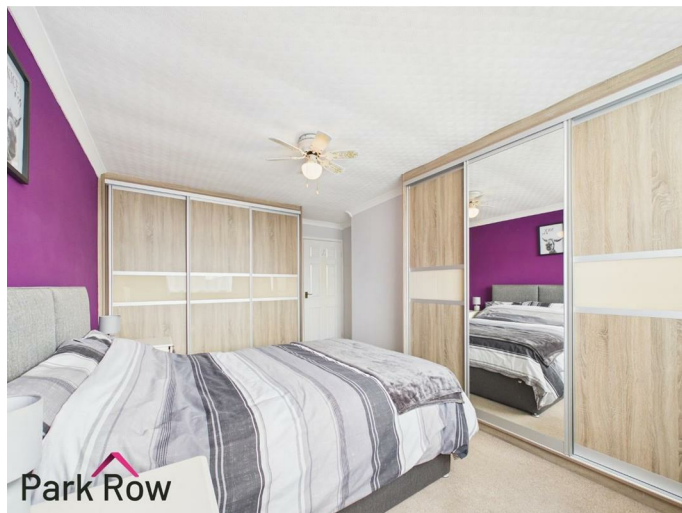
Internal doors which lead into;

## BEDROOM ONE

15'8" x 10'10" (4.78 x 3.32)



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



## OFFICE SPACE

20'0" x 7'3" (6.10 x 2.22)

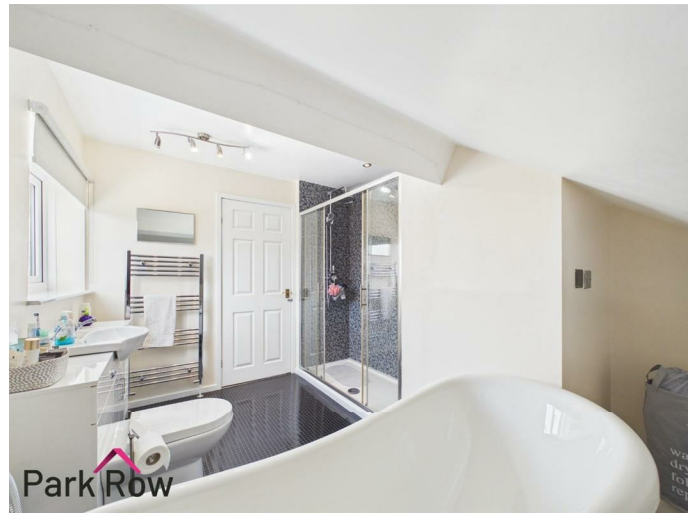


A double glazed window to the rear elevation, two built in storage cupboards with built in shelving in-between, a central heating radiator and a door which leads into;



## BATHROOM

11'7" x 9'3" (3.55 x 2.83)



An obscure double glazed window to the side elevation and includes; a freestanding bath, a hand basin and a w/c set within the same white gloss unit with space for storage, a fully tiled mains shower with a glass shower screen, tiled flooring and a central heating radiator.



## EXTERIOR



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## FRONT



To the front of the property there is a concrete driveway with space for parking which leads down to the side of the property, borders filled with mature shrubs, a dwarf wall to the front, perimeter wooden fencing to both sides and the rest is mainly decorative stones.

## SIDE



Further space for parking, a car port over the driveway, access into the property via the kitchen, a wooden vehicle gate which leads to the rear garden and there is perimeter wooden fencing to either side.



Accessed via the vehicle gate from the driveway or through the double doors in the conservatory where you will step out onto; a mainly paved rear garden with lots of space for outdoor seating, an area with space for planting shrubs, access into the rear of the garage, access into the front of the garage, an area filled with decorative stones and perimeter wooden fencing to all three sides.



and includes; space for storage, a glazed window to the side elevation and a door which leads into the rear garden.

### 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



### GARAGE

Accessed via the blue up and over door form the rear garden

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: 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.

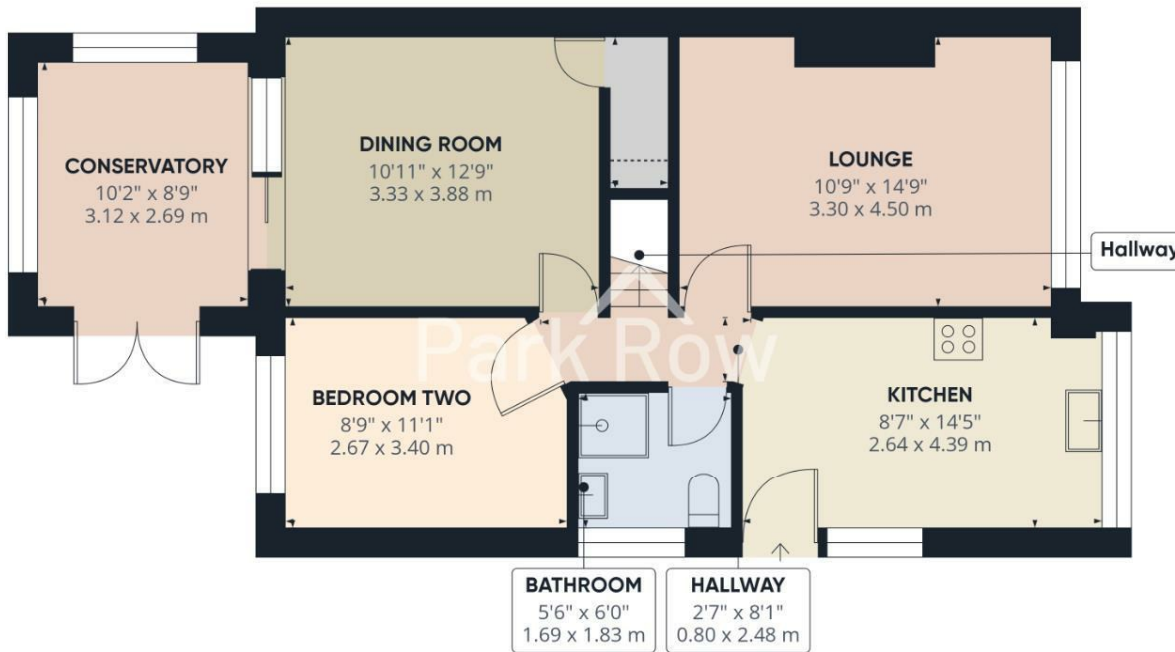
## VIEWINGS

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>m</sup>**  
699 ft<sup>2</sup>  
65 m<sup>2</sup>

**Reduced headroom**  
3 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces.

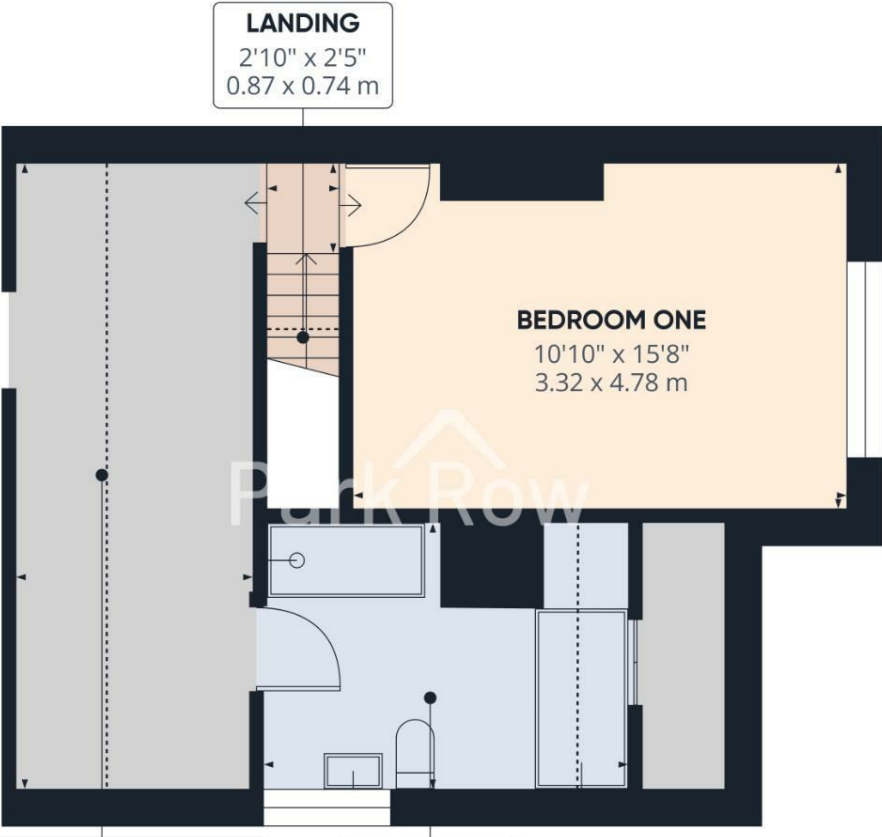
Reduced headroom  
Below 5 ft/1.5 m

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

GIRAFFE 360



Floor 0 Building 1



**Approximate total area<sup>(1)</sup>**  
433 ft<sup>2</sup>  
40.3 m<sup>2</sup>

**Reduced headroom**  
69 ft<sup>2</sup>  
6.4 m<sup>2</sup>

(1) Excluding balconies and terraces

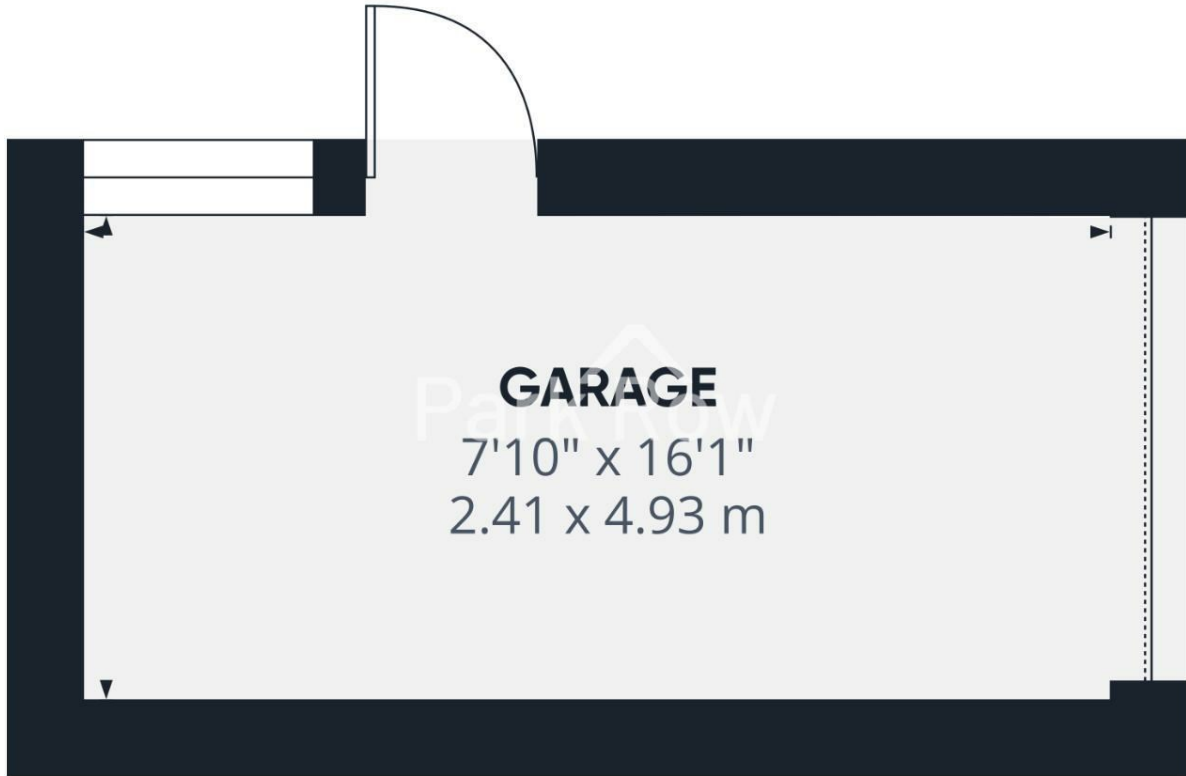
Reduced headroom  
----- Below 5 ft/1.5 m

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

GIRAFFE360

Floor 1 Building 1





Approximate total area<sup>(1)</sup>  
127 ft<sup>2</sup>  
11.8 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



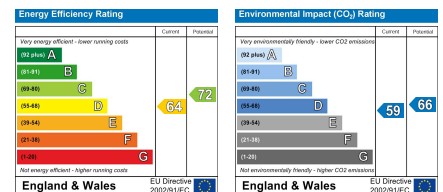
Floor 0 Building 2





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