

Park Row



Orchard Drive, Sherburn In Elmet, Leeds, LS25 6GJ

£77,000



35% SHARED OWNERSHIP**BEAUTIFULLY PRESENTED THROUGHOUT**THREE BEDROOMS**DOWNTAIRS W/C**ENCLOSED REAR GARDEN**OFF STREET PARKING FOR ONE VEHICLE**

Nestled in the charming area of Sherburn In Elmet, Leeds, this beautifully presented mid-terrace house on Orchard Drive offers an excellent opportunity for those seeking a comfortable and modern home. The property boasts three well-proportioned bedrooms, making it ideal for families or individuals looking for extra space. Upon entering, you will find a welcoming reception room that provides a perfect setting for relaxation or entertaining guests. The property also features a convenient downstairs W/C, adding to the practicality of the living space. One of the standout features of this home is the enclosed rear garden, which offers a private outdoor area for gardening, play, or simply enjoying the fresh air. Additionally, off-street parking for one vehicle ensures that you have a secure and accessible place for your car. This property is available through shared ownership, making it an attractive option for first-time buyers or those looking to step onto the property ladder. With its modern finishes and thoughtful layout, this home is ready for you to move in and make it your own. Do not miss the chance to view this delightful property in a sought-after location. It combines comfort, convenience, and a sense of community, making it a perfect choice for your next home.

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!



SHARED OWNERSHIP PROPERTY

35% Shared Ownership - rent payable on remaining £343.25- this will be reviewed each year.

Building Insurance £8.14 per month

Administration 0.81p per month

ELIGIBILITY:

To assess your eligibility, you'll need to complete an application form with Yorkshire Housing.

You can apply to buy the home if both of the following apply:

your household income is £80,000 or less

you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs

One of the following must also be true:

you're a first-time buyer

you used to own a home but cannot afford to buy one now

you're forming a new household - for example, after a relationship breakdown

you're an existing shared owner, and you want to move you own a home and want to move but cannot afford to buy a new home for your needs

If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase.

As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.

If you are interested you will first need them to complete an online application, which will count as the initial qualifying stage, that can be found at:

<https://apply.yorkshirehousing.co.uk/ApplyOnline/LowCostHomeOwner>
(you will need to copy and paste the link into your browser)

Anyone Interested in the property will need to click on the link and complete the application.

Once the application has been approved, we will need to collate the following documents to send to Yorkshire Housing:

1. A signed declaration form (attached)
2. Proof of ID
3. Mortgage in Principle
4. Proof of Deposit
5. Proof of Address (Utility bill or bank statement in the last 3 months)
6. Last 3 months wage slips and P60

LEASE TERM 119 YEARS

You can buy up to 100% of your home. To purchase 100% of the property the market value is £220,000.

At 100% ownership, the freehold will transfer to you.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a sage green composite door with glass panel inserts which leads into:

LOUNGE

14'9" x 11'10" (4.51 x 3.62)



Double glazed window to the front elevation, central heating radiator, broadband points, an internal door which leads into storage cupboard and a further internal door which leads into:



INNER HALLWAY

4'5" x 4'1" (1.37 x 1.25)

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

DOWNSTAIRS W/C

4'4" x 3'4" (1.34 x 1.03)



Includes a white suite comprising: close coupled w/c and a handbasin with chrome taps over plus tiled splashback.

KITCHEN/DINER

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



Double glazed window to the rear elevation, decorative panelling to wall, wall and base units in a light grey finish with under counter lighting, square edge worktops, one and a half stainless steel sink with chrome mixer tap over, electric hob with extractor over and glass splashback plus a built in oven below, integral fridge/freezer, space and plumbing for an integral washer/dryer, kickboard lighting, space for dining table and chairs and has double glazed doors which lead out to the rear garden.



FIRST FLOOR ACCOMMODATION

LANDING

10'8" x 3'0" (3.26 x 0.93)

Stairs which lead up to the second floor accommodation, central heating radiator and doors which lead into;

BEDROOM TWO

12'1" x 8'9" (3.70 x 2.67)



Two double glazed windows to the front elevation, central heating radiator and decorative paneled feature wall with bedside downlighters, built in wardrobes and a built in desk.



BEDROOM THREE

11'9" x 7'8" (3.60 x 2.36)



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



FAMILY BATHROOM

7'10" x 5'6" (2.39 x 1.69)



Includes a white suite comprising: panel bath with chrome taps over and a shower attachment above, pedestal handbasin with chrome tap over, close coupled w/c, white heated towel rail and is fully tiled around the bath area and half tiled around the washbasin and w/c area.

SECOND FLOOR ACCOMODATION

LANDING

3'5" x 3'2" (1.06 x 0.98)

BEDROOM ONE

20'8" x 8'5" (6.30 x 2.58)



Two Velux windows to the front elevation and one to the rear elevation, central heating radiator and a door which leads into a storage cupboard.



EXTERIOR

FRONT



To the front of the property is a tarmac driveway and has a paved footpath which leads to the front entrance door.

REAR



Accessed via the wooden pedestrian gate at the bottom of the garden or the double glazed doors in the kitchen/diner where you will step out onto: a decked area with space for seating, astro turfed lawn with a raised border to one side filled with mature shrubs and plants, a further paved area at bottom of the garden with space for a garden shed and bin storage and has perimeter wooden fencing to all sides.



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.

MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains/Metered

Broadband: Fibre (FTTP)

Mobile: 4/5G

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.

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.

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

CALLS ANSWERED :

Mon, Tues, Weds, Thurs and Fri - 9.00am to 5.30pm

Saturday - 9.00am to 1.00pm

Sunday - Closed

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

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

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

LOUNGE
11'10" x 14'9"
3.62 x 4.51 m

WC
4'4" x 3'4"
1.34 x 1.03 m

KITCHEN/DINING
11'9" x 7'9"
3.58 x 2.38 m

HALLWAY
4'1" x 4'6"
1.25 x 1.37 m

Approximate total area⁽¹⁾
322.92 ft²
30 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 0



Park Row

FAMILY BATHROOM

5'6" x 7'10"
1.69 x 2.39 m

BEDROOM TWO

12'1" x 8'9"
3.70 x 2.67 m

BEDROOM THREE

11'9" x 7'8"
3.60 x 2.36 m

LANDING

3'0" x 10'8"
0.93 x 3.26 m

Approximate total area⁽¹⁾
295.47 ft²
27.45 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Floor 1



BEDROOM ONE

8'5" x 20'8"
2.58 x 6.30 m

LANDING

3'2" x 3'5"
0.98 x 1.06 m

Approximate total area⁽¹⁾
214.42 ft²
19.92 m²

Reduced headroom
9.83 ft²
0.91 m²

(1) Excluding balconies and terraces

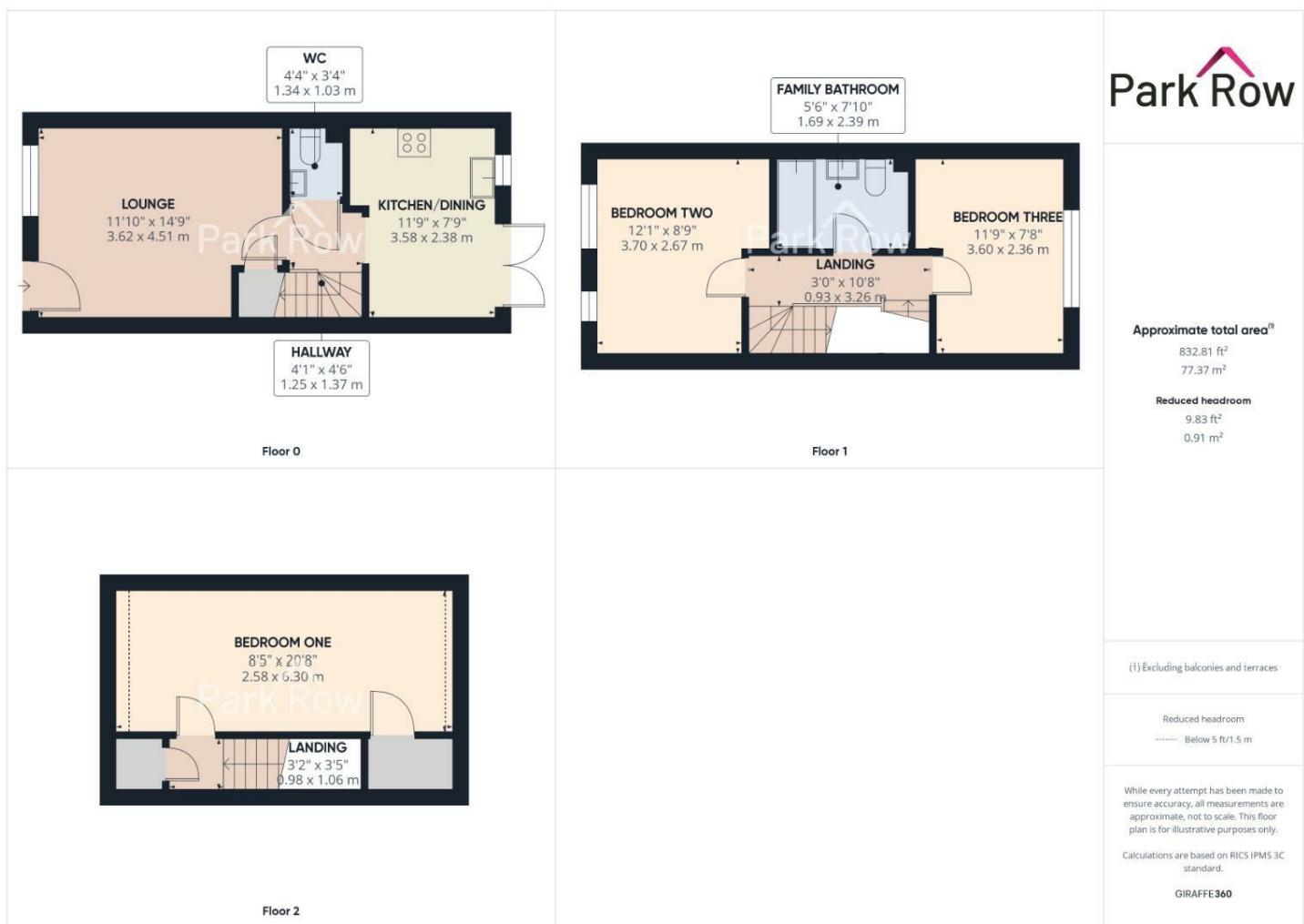
Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 2



T 01977 681122
W www.parkrow.co.uk

34 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BA
sherburn@parkrow.co.uk

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
(A) plus A	96		
(B) plus B	85		
(C) plus C			
(D) plus D			
(E) plus E			
(F) plus F			
(G) plus G			
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO2 emissions			
(A) plus A			
(B) plus B			
(C) plus C			
(D) plus D			
(E) plus E			
(F) plus F			
(G) plus G			
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Target
Very environmentally friendly - lower CO2 emissions			
(A) plus A	96		
(B) plus B	85		
(C) plus C			
(D) plus D			
(E) plus E			
(F) plus F			
(G) plus G			
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	