

Park Row



Bramley Walk, Sherburn In Elmet, Leeds, LS25 6FF

Offers In Excess Of £325,000



****DETACHED HOUSE**THREE BEDROOMS**GARAGE**DRIVEWAY**ENCLOSED REAR GARDEN**DOWNSTAIRS W/C**EN-SUITE TO BEDROOM ONE**SOUGHT AFTER ESTATE WITHIN THE VILLAGE****

Nestled in the desirable Red Row estate of Sherburn In Elmet, this charming three-bedroom detached family home on Bramley Walk offers a perfect blend of comfort and modern living. Spanning an impressive 995 square feet, the property is beautifully presented throughout, making it an ideal choice for families seeking a welcoming environment.

Upon entering, you will find a spacious reception room that invites relaxation and social gatherings. The open-plan kitchen and dining area is a highlight of the home, providing a contemporary space for family meals and entertaining guests. The kitchen is well-equipped, ensuring that culinary enthusiasts will feel right at home.

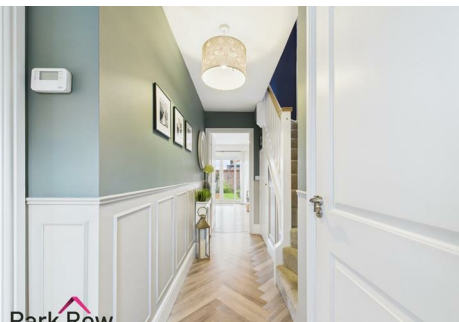
This property boasts three well-proportioned bedrooms, providing ample space for family members or guests. The master bedroom features an en-suite bathroom, adding a touch of luxury and convenience.

Additionally, there is a downstairs w/c, perfect for visitors and everyday use.

Outside, the enclosed rear garden offers a private sanctuary for outdoor activities, gardening, or simply enjoying the fresh air. The property also includes a detached garage and off-street parking for up to three vehicles, ensuring that parking is never a concern.

With its excellent location, modern amenities, and family-friendly layout, this detached house is a wonderful opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this delightful home your own.

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!'



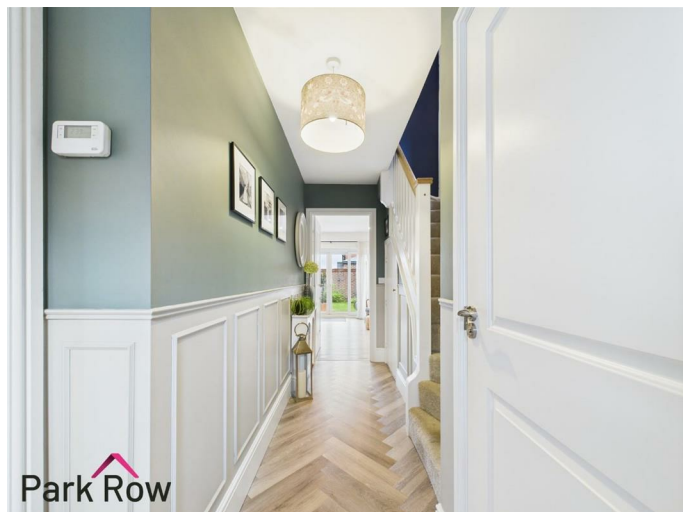
GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a sage green composite door with a double glazed glass panel within which leads into;

ENTRANCE HALLWAY

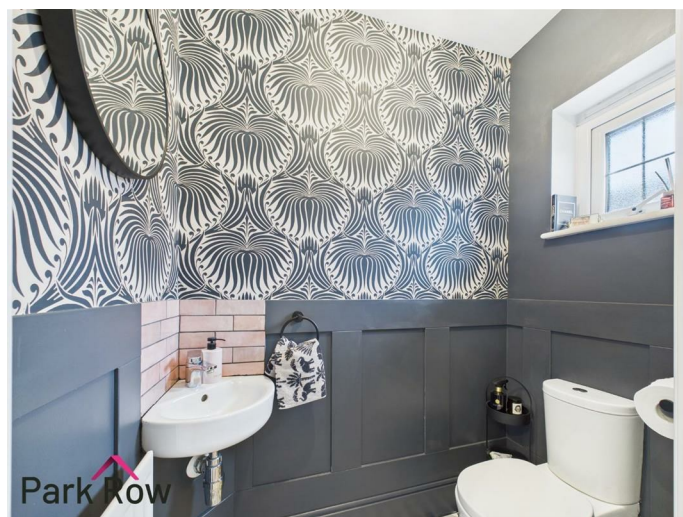
14'11" x 3'5" (4.55 x 1.06)



Stairs which lead up to the first floor accommodation, an under-stairs storage cupboard and internal doors which lead into;

DOWNSTAIRS W/C

5'9" x 3'2" (1.76 x 0.98)



An obscure double glazed window to the front elevation and includes a white suite comprising; a close coupled w/c, a floating hand basin with chrome taps over and tiled splashback plus a central heating radiator.

LOUNGE

15'4" x 11'6" (4.68 x 3.51)



A double glazed window to the front elevation, a further double glazed window to the side elevation and a central heating radiator.

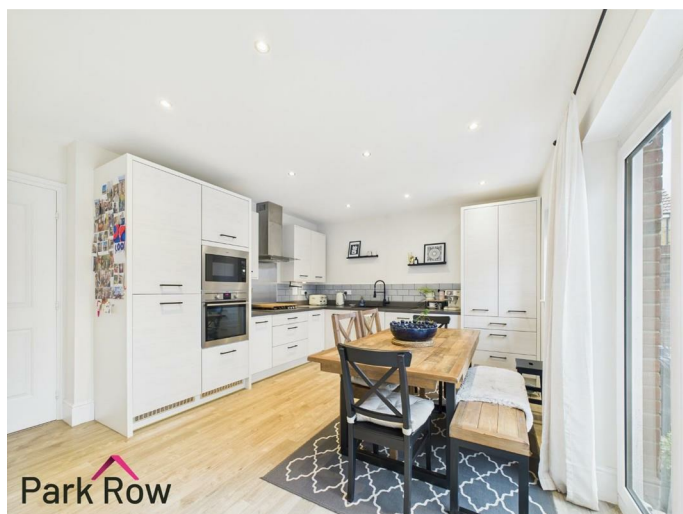


KITCHEN/DINING ROOM

18'6" x 12'2" (5.64 x 3.71)



A double glazed window to the rear elevation, white wall/tall and base units with black handles, built in double oven, four ring gas hob with a built in extractor fan over and stainless steel splashback, tiled splashback, built in fridge/freezer, integral dishwasher, black one and a half stainless steel drainer sink with a black spray tap over, integral washing machine, a white vertical radiator, a door which leads into a storage cupboard, LED spotlights to the ceiling and a double glazed sliding door which leads out to the rear garden.



FIRST FLOOR ACCOMMODATION

LANDING

9'8" x 3'10" (2.95 x 1.19)



A double glazed window to the side elevation, loft access, a door which leads into a storage cupboard and further internal doors which lead into;

BEDROOM ONE

11'11" x 11'3" (3.65 x 3.44)



A double glazed window to the front elevation, built in duck-egg wardrobes with space for storage, a central heating radiator and an internal door which leads into;



EN-SUITE

8'3" x 4'2" (2.54 x 1.28)



An obscure double glazed window to the side elevation and includes a white suite comprising; a close coupled w/c, a pedestal hand basin with chrome taps over, a fully tiled walk in shower with a glass shower screen, a chrome towel radiator and LED spotlights to the ceiling.

BEDROOM TWO

11'4" x 11'1" (3.47 x 3.39)



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



BEDROOM THREE
11'8" x 7'2" (3.56 x 2.19)



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

FAMILY BATHROOM
8'2" x 7'0" (2.49 x 2.15)



An obscure double glazed window to the front elevation and includes a white suite comprising; a close coupled w/c, a panel bath with a mains shower over and a glass shower screen, floating hand basin with chrome taps over, a chrome towel radiator and a door which leads into a storage cupboard.

EXTERIOR
FRONT



To the front of the property there is a paved pathway which leads to the entrance door, an area filled with bushes and plants, a wooden raised planter, tarmac driveway with space for parking, access into the garage and access into the rear garden via a pedestrian gate.



GARAGE

Accessed from the driveway through the sage green up and over door and includes; power, lighting and it a good space for storage.

REAR



Accessed the gate at the front of the property or through the double doors in the kitchen/dining room where you will step out onto; a paved area with space for seating, a wooden decked area with further space for seating, borders filled with mature plants, perimeter brick built wall to the rear and left hand side , perimeter wooden fencing to the right hand side and the rest is mainly lawn.



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

CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 5.30pm
Friday - 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

TENURE AND COUNCIL TAX

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

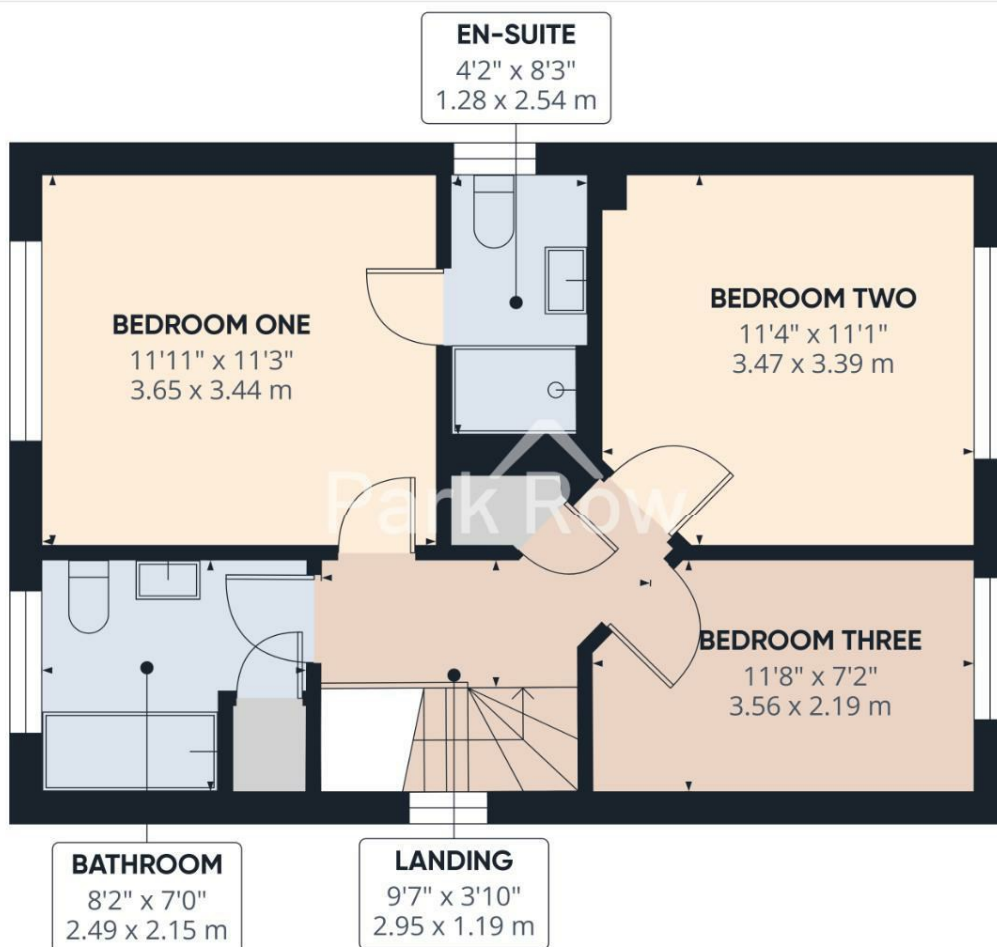
Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

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 1

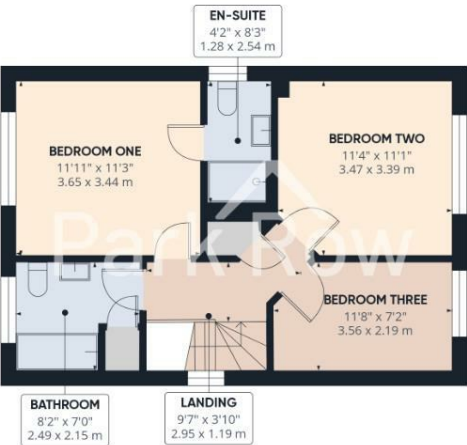

Park Row

Approximate total area⁽¹⁾
479 ft²
44.5 m²

(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.

GIRAFFE 360



Park Row

Approximate total area^m
995 ft²
92.4 m²

(1) Excluding balconies and terraces

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GIRAFFE360

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