

# Park Row

The proactive estate agent



## Athelstans Court, Sherburn In Elmet, Leeds, LS25 6BD

Offers In Excess Of £400,000



**\*\*DETACHED HOME WHICH IS IN THE PERFECT LOCATION FOR FAMILIES\*\*FOUR BEDROOMS\*\*INTEGRAL GARAGE\*\*OFF STREET PARKING\*\*HIGH SPEC OPEN PLAN KITCHEN/DINING/LIVING ROOM\*\*BEAUTIFUL LANDSCAPED REAR GARDEN\*\*TWO FULL BATHROOMS\*\*UTILITY ROOM\*\*UNDERFLOOR HEATING\*\*SOLAR PANELS\*\*EV CHARGING POINT\*\*CCTV & ALARM SYSTEM\*\***

Welcome to Athelstans Court, a stunning detached house located in the heart of Sherburn In Elmet, Leeds. This property is a dream come true for families looking for the perfect home. As you step inside, you are greeted by a high-spec open plan kitchen, dining, and living room. The bi-fold doors open up to the beautifully landscaped rear garden, creating a seamless blend between indoor and outdoor living. The utility room adds convenience to your daily chores.

With two modern bathrooms and four spacious bedrooms, there is ample space for the whole family to relax and unwind. The property boasts a CCTV and alarm system for added security, ensuring peace of mind for you and your loved ones. Parking on the driveway and an integral garage. Additionally, the property features solar panels and an electric vehicle charging point, making it not only a beautiful home but also an environmentally friendly one.

Located close to schools and parks, Athelstans Court offers the perfect setting for family life. Don't miss out on the opportunity to make this wonderful property your new 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!



MEMBER  
FEDERATION  
OF INDEPENDENT  
AGENTS

## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter via a composite door with various double glazed stained glass windows inside which leads into;

### ENTRANCE HALLWAY

21'9" x 5'6" (6.65 x 1.69)



Stairs which lead up to the first floor accommodation with wooden balustrades and spindles, grey vertical central heating radiator, water underfloor heating throughout, built in storage cupboards within the stairs plus internal doors with decorative glazed inserts which lead into;

### KITCHEN/DINING/LIVING

20'3" x 19'5" & 12'11" x 9'4" (6.19 x 5.94 & 3.96 x 2.86)



The kitchen/dining/living space is a stunning open plan room which is the perfect space to entertain friends & family all throughout the year with water underfloor heating and is tiled flooring throughout.

The kitchen area 3.96 x 2.86 includes; white high gloss wall

and base units with LED downlighters surrounding, granite worktop and splashback, integral dishwasher, integral double oven and LED spotlights to the ceiling. The dining/living area 6.19 x 5.94 includes; Copper marble effect island to the centre with lots of space for storage and seating with copper effect handles plus a granite worktop above, five ring electric hob plus a downdraft extractor fan both set within the island, integral wine cooler, double glazed roof lantern above allowing in floods of light with built in electric blinds, LED light pendant above the island, sink with 'Quooker' tap over set within the island, electric point for a wall mounted television, space for a six seater sofa, space for a dining table and chairs for six people, LED spotlights to the ceiling, space for a freestanding American style double fridge freezer, built in copper marble effect shelving unit to match the island, double glazed bi-fold doors with built in magnetic blinds set within the glazing which leads out to the rear garden plus an internal door with decorative glazed inserts which leads into;



FEDERATION  
OF INDEPENDENT  
AGENTS



Park Row



Park Row



Park Row



Park Row



Park Row



Park Row



FEDERATION  
OF INDEPENDENT  
AGENTS



## UTILITY

8'11" x 5'6" (2.74 x 1.69)



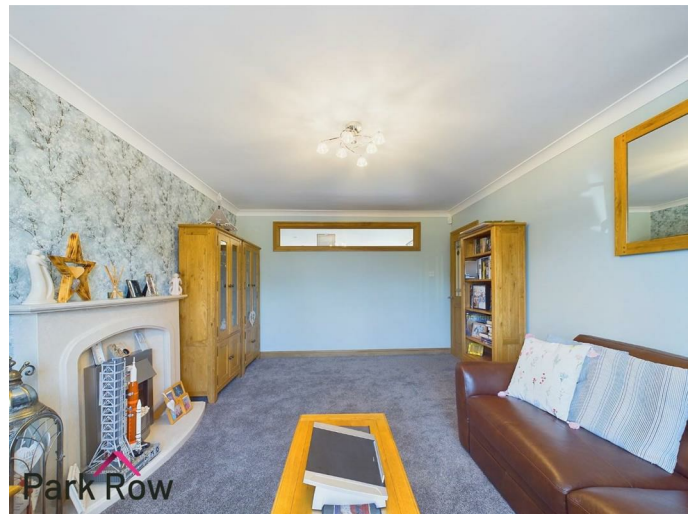
Double glazed window to the rear elevation, space and plumbing for a washing machine and a dryer, white high gloss built in cupboard for storage, roll-edge laminate worktop, tiled flooring and water underfloor heating throughout.

## LOUNGE

16'0" x 11'6" (4.88 x 3.52)

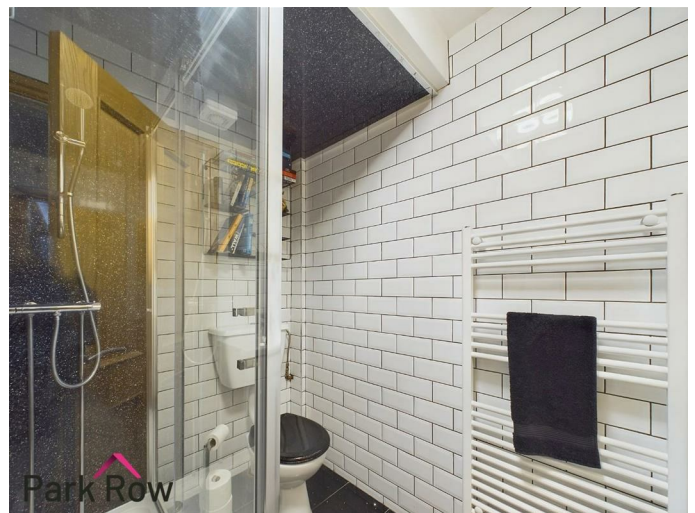


Double glazed window to the front elevation, electric fire set within a marble hearth and surround, central heating radiator and broadband points.



## DOWNSTAIRS SHOWER ROOM

7'8" x 5'2" (2.35 x 1.58)



Includes a white suite comprising; close coupled w/c, built in



FEDERATION  
OF INDEPENDENT  
AGENTS

rectangular shower enclosure with a mains shower and a glass shower screen, hand basin with chrome taps over set within a unit with storage, white towel radiator and is fully tiled floor to ceiling with NYC Subway-style tiles.

## FRIST FLOOR ACCOMMODATION

### LANDING

9'8" x 7'9" (2.96 x 2.37)

Loft access and internal doors which lead into;

### FAMILY BATHROOM

9'6" x 7'9" (2.92 x 2.37)



Obscure double glazed window to the side elevation and includes a white suite comprising; close coupled w/c with a concealed cistern plus a hand basin with chrome taps over both set within the same grey unit with storage and a worktop above, bath set within a matching unit to the handbasin plus w/c with a concealed tap above, walk in mains shower with a black frosted glass shower screen, fully tiled floor to ceiling, LED spotlights to the ceiling and a chrome towel radiator.



## BEDROOM ONE

14'4" x 11'8" (4.39 x 3.58)



Double glazed window to the front elevation, built in wooden wardrobes with space for storage and a central heating radiator.



## BEDROOM TWO

11'8" x 8'11" (3.57 x 2.73)



Double glazed window to the rear elevation, built in wooden wardrobes with space for storage and a central heating radiator.

## BEDROOM THREE

10'4" x 7'11" (3.16 x 2.42)



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

## BEDROOM FOUR

11'0" x 5'6" (3.36 x 1.69)



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

## EXTERIOR

### FRONT



To the front of the property there is a recently installed spacious resin driveway for parking with block paved edging, access into the garage via an electric door, step up to the entrance door which matches the driveway, access to the rear garden through a pedestrian gate via a paved pathway to the left hand side of the property, outdoor light, EV Charging point (fitted within the past year) plus perimeter hedging to all three sides.



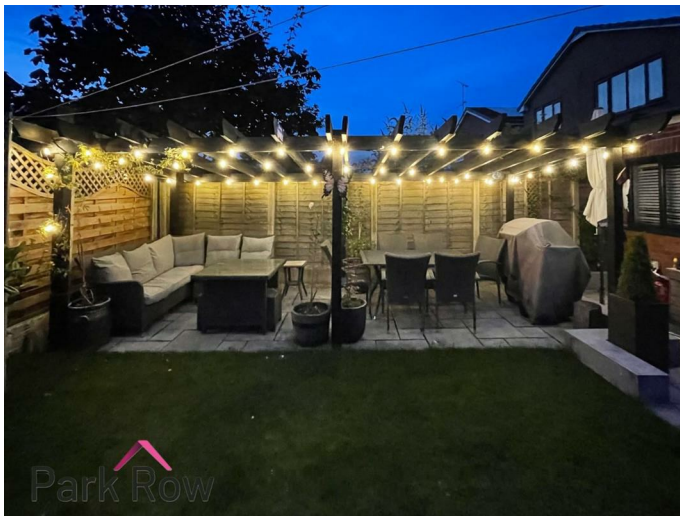
FEDERATION  
OF INDEPENDENT  
AGENTS

## REAR



Accessed via the gate from the front of the property or through the double glazed bi-fold doors in the open plan kitchen/dining/living room where you will step out onto; a paved patio area with space for seating and space for outdoor storage, a further paved patio area with further space for seating with a dark grey wooden built pergola above which is perfect for the summer months to enjoy time with family, wooden planter to the bottom and left hand side filled with plenty of mature bushes/plants plus decorative bark, curved area filled with decorative stones and slate, outdoor lighting, perimeter wooden fencing to all three sides and the rest is mainly lawn.





### **GARAGE**

Accessed via the electric door (fitted this year) from the driveway and includes; power, lighting and is a fantastic space for storage.

### **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.

### **MAINS UTILITIES, BROADBAND, MOBILE COVERAGE**

Electricity: Mains

Gas: Mains

Sewerage: Mains



FEDERATION  
OF INDEPENDENT  
AGENTS

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

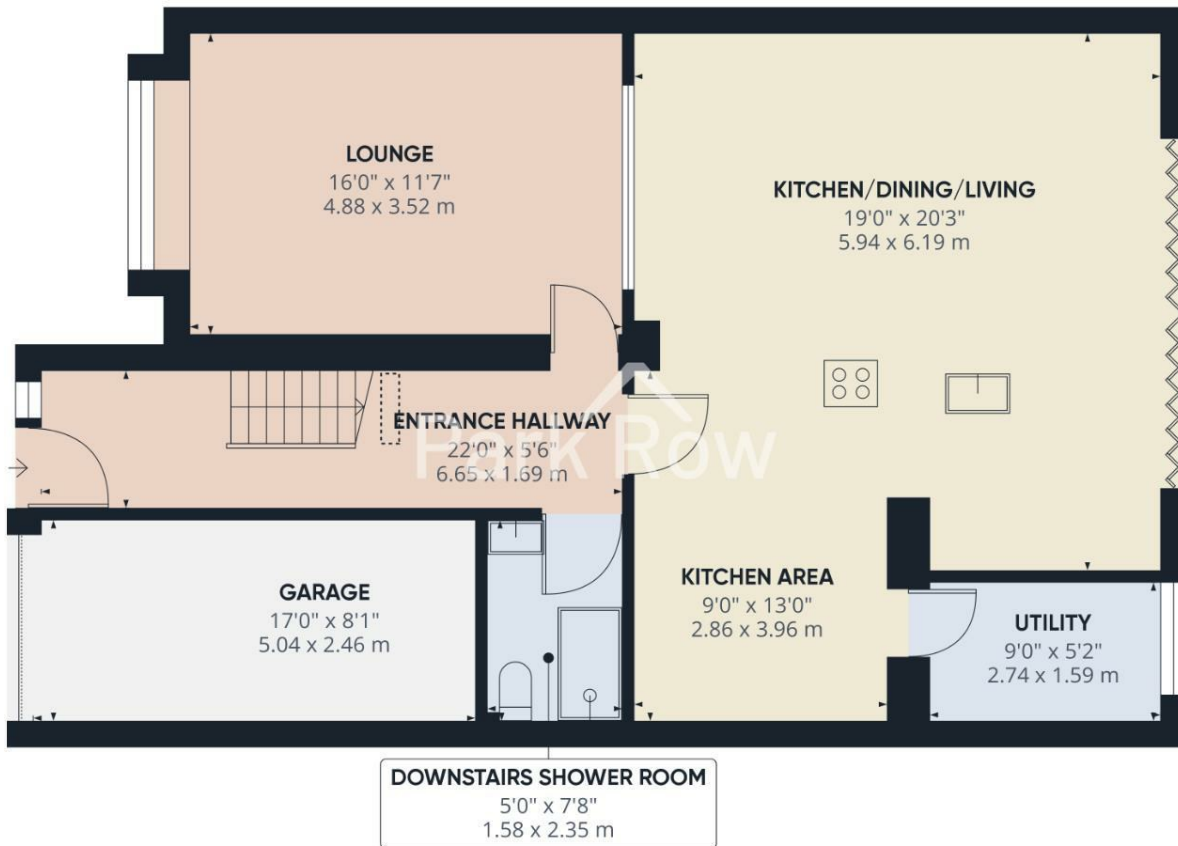
### VIEWINGS

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.



FEDERATION  
OF INDEPENDENT  
AGENTS




Floor 0

**Approximate total area<sup>(1)</sup>**  
997.06 ft<sup>2</sup>  
92.63 m<sup>2</sup>

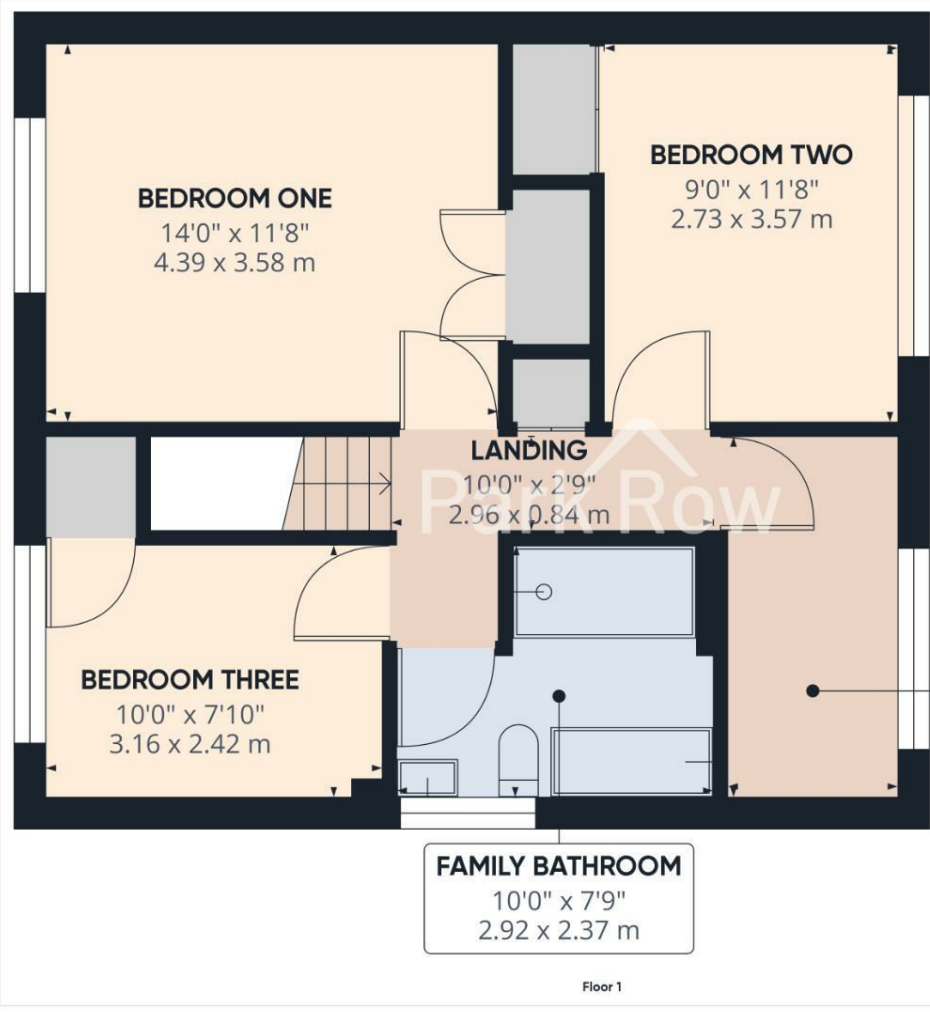
**Reduced headroom**  
1.72 ft<sup>2</sup>  
0.16 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360

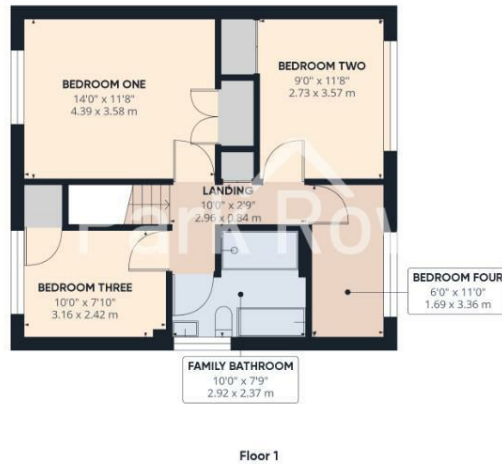
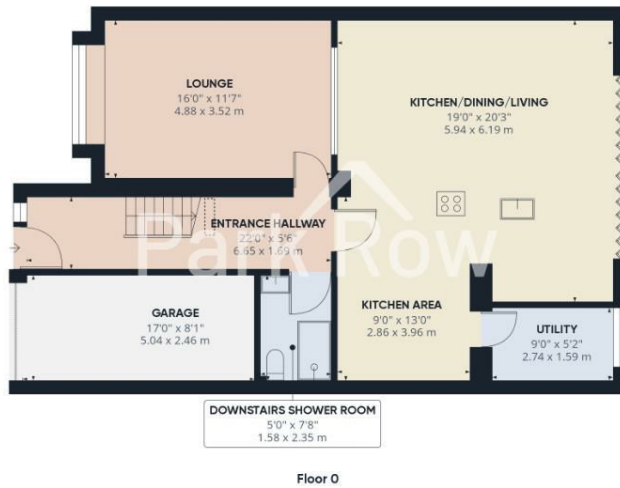


Approximate total area<sup>(1)</sup>  
557.89 ft<sup>2</sup>  
51.83 m<sup>2</sup>

(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.

GIRAFFE360



**Park Row**

Approximate total area<sup>(1)</sup>  
1554.85 ft<sup>2</sup>  
144.45 m<sup>2</sup>

Reduced headroom  
1.72 ft<sup>2</sup>  
0.16 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE360

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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
75	81		



FEDERATION OF INDEPENDENT AGENTS