

Park Row

The proactive estate agent



Croftway, Sherburn In Elmet, Leeds, LS25 6BW

Offers In Excess Of £280,000



****SEMI DETACHED**THREE BEDROOMS**OFF STREET PARKING**ENCLOSED REAR GARDEN**GARAGE**BEAUTIFULLY PRESENTED THROUGHOUT**PERFECT FOR FAMILIES**OUTBUILDING****

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 village of Sherburn In Elmet, this delightful semi-detached family home on Croftway offers a perfect blend of comfort and convenience. Spanning an impressive 944 square feet, the property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The layout of the home is thoughtfully designed, ensuring a practical flow throughout. The property features a well-appointed bathroom, catering to the needs of the household.

One of the standout features of this residence is the enclosed rear garden, which offers a private outdoor space for children to play or for hosting summer gatherings with friends and family. Additionally, the property benefits from off-street parking for two vehicles, along with a garage, providing ample storage and convenience.

Situated in a friendly community, this home is within easy reach of local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a peaceful yet accessible location. This semi-detached house is not just a property; it is a place where memories can be made. Do not miss the opportunity to make this lovely home your own.

GROUND FLOOR ACCOMMODATION

ENTRANCE

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

ENTRANCE HALLWAY

13'5" x 6'7" (4.09 x 2.03)



A central heating radiator, a wooden door which leads into a downstairs storage cupboard, stairs which lead up to the first floor accommodation and further internal doors which lead into;

LOUNGE/DINING ROOM 23'11" x 8'9" (7.29 x 2.68)



A double glazed window to the front elevation, a fire set within a fireplace with a quartz hearth and a wooden surround, a central heating radiator and a double glazed door which leads into the rear garden.



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KITCHEN
8'9" x 8'8" (2.68 x 2.65)



A double glazed window to the rear elevation, a range shaker-style wall and base units surrounding, roll-edge laminate worktops, stainless steel drainer sink chrome mixer taps over, space and plumbing for a washing machine and dishwasher, space for a freestanding fridge/freezer, four ring gas hob with a built in extractor fan over, LED spotlights to the ceiling, tiled splashbacks, a door which leads into an under-stairs storage cupboard and a uPVC door which leads out to the rear garden.

FIRST FLOOR ACCOMODATION

LANDING
9'0" x 6'9" (2.76 x 2.07)



Loft access, a door which leads into a storage cupboard and further internal doors which lead into;

BEDROOM ONE
13'1" x 10'7" (3.99 x 3.24)



A double glazed window to the front elevation, built in white wooden wardrobes and a central heating radiator.



BEDROOM THREE
8'7" x 6'7" (2.62 x 2.03)



BEDROOM TWO
10'9" x 9'1" (3.28 x 2.77)



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

MAIN BATHROOM
8'6" x 5'5" (2.61 x 1.67)

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



An obscure double glazed window to the rear elevation and includes a modern white suite comprising; a panel bath with a showerhead attachment over, a separate walk-in shower enclosure with glazed screen, a close coupled w/c, a hand basin set within a white unit with space for storage, a chrome heated towel rail, LED spotlights to the ceiling, fully tiled walls and patterned tiled flooring



EXTERIOR

FRONT

To the front of the property there is a paved driveway with space for parking, access into the garage, a paved pathway which leads to the entrance door, perimeter fencing to the left hand side, bushes to the front, a paved pathway which leads to the rear garden and the rest is mainly lawn.

REAR



Accessed through a door at the side of the kitchen, the gate at the front of the property, the door in the garage and through the double glazed doors to the rear of the kitchen where you will step out onto; a block paved area with space for seating, space for an outdoor shed, perimeter wooden fencing to all three sides, established bushes and trees, access into the outbuilding and the rest is mainly lawn.



OUTBUILDING

Accessed via the door in the rear garden and it is a fantastic space for storage.

GARAGE

16'0" x 8'7" (4.90 x 2.63)

Accessed via the up and over door from the driveway and includes; space for storage, a window to the side elevation and a door that leads out to the rear garden.

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
PONTEFRACT & CASTLEFORD - 01977 791133

TENURE AND COUNCIL TAX

Tenure: Freehold
Local Authority: North Yorkshire Council

Tax Banding: C

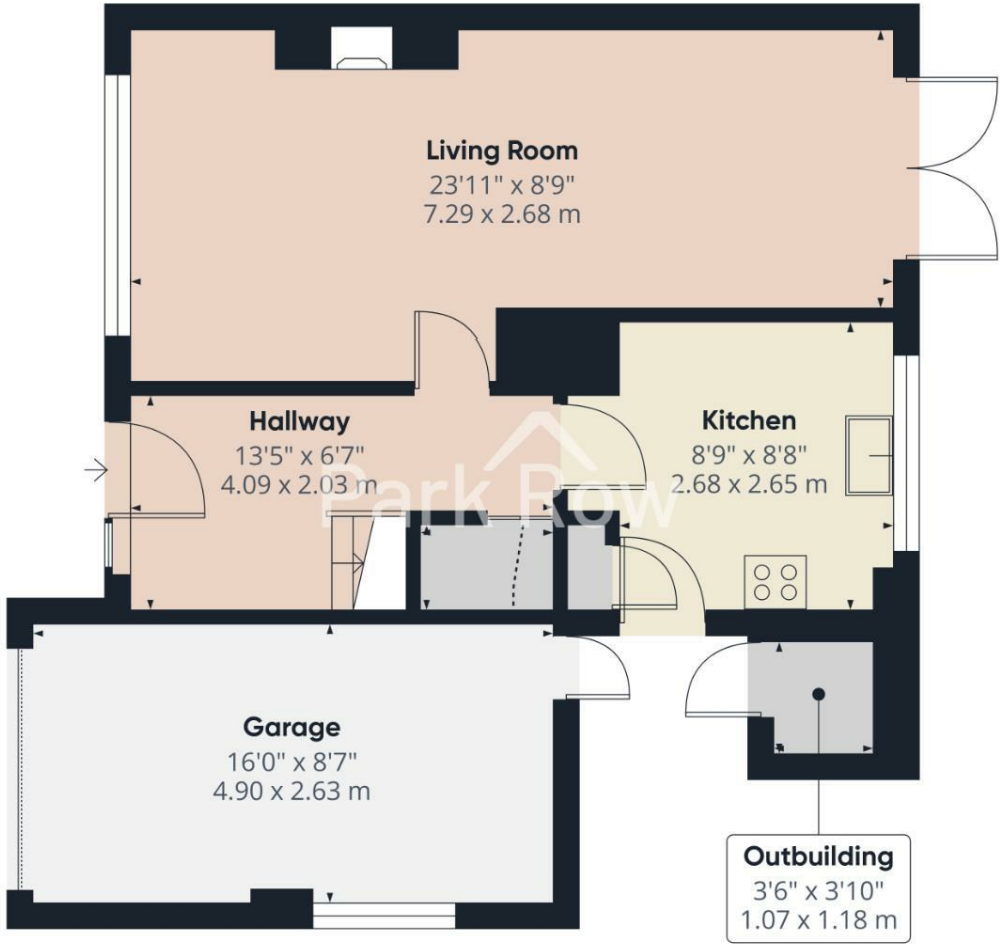
Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

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⁽¹⁾
569 ft²
52.8 m²

Reduced headroom
7 ft²
0.7 m²

(1) Excluding balconies and terraces

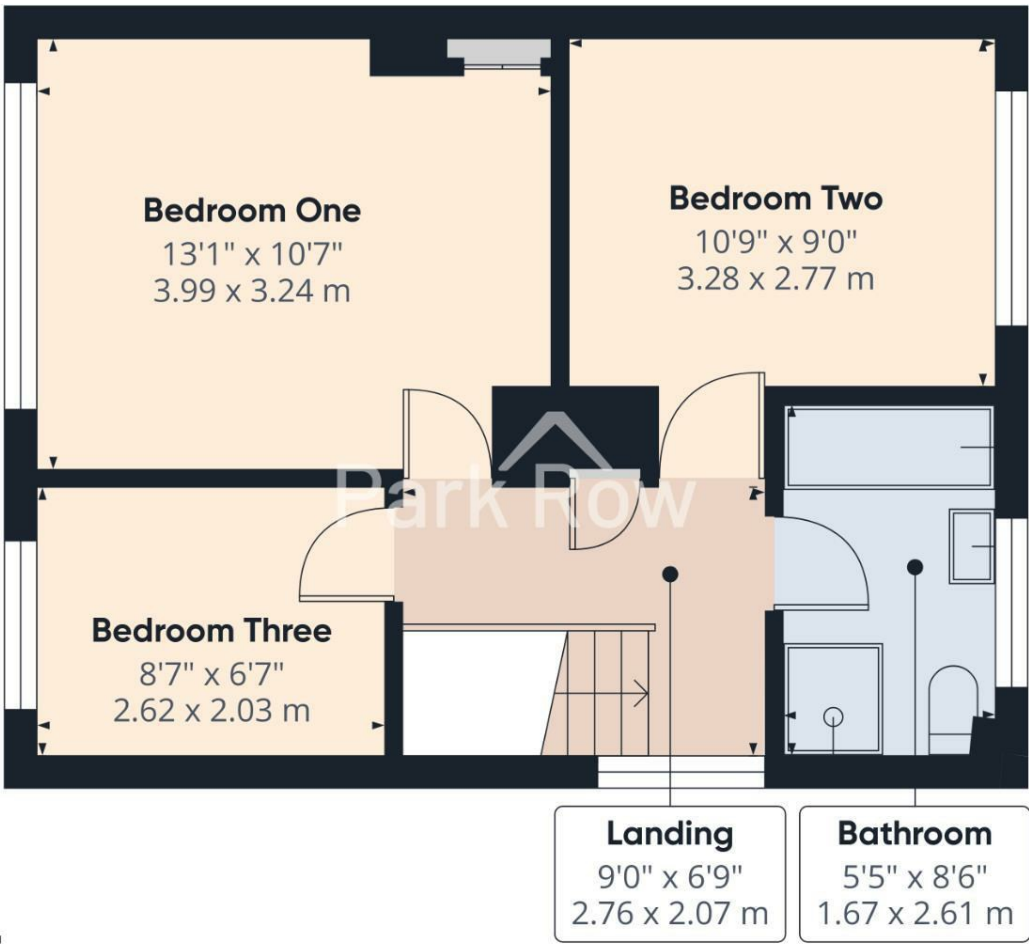
Reduced headroom
----- Below 5 ft/1.5 m

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

GIRAFFE360

Floor 0 Building 1





Approximate total area⁽¹⁾
389 ft²
36.2 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.

GIRAFFE360



Floor 1 Building 1



Floor 0 Building 1



Floor 1 Building 1



Park Row

Approximate total area¹⁾
 958 ft²
 89 m²

Reduced headroom
 7 ft²
 0.7 m²

(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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
100 energy efficient - lower running costs	82-90	A		100 environmentally friendly - lower CO ₂ emissions	82-90	A	
91-100	B		82	91-100	B		
81-90	C		66	81-90	C		
71-80	D			71-80	D		
61-70	E			61-70	E		
51-60	F			51-60	F		
1-50	G			1-50	G		
Not energy efficient - higher running costs		EU Directive 2002/91/EC		Not environmentally friendly - higher CO ₂ emissions		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



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