

Park Row



Appletree Way, North Yorkshire, Sherburn In Elmet, LS25 6DQ

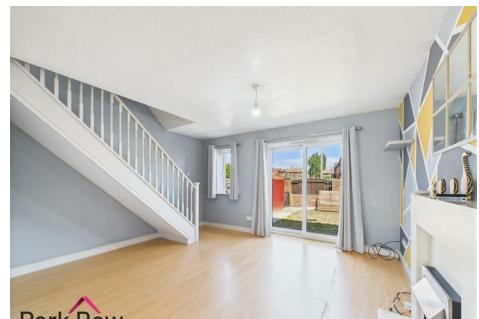
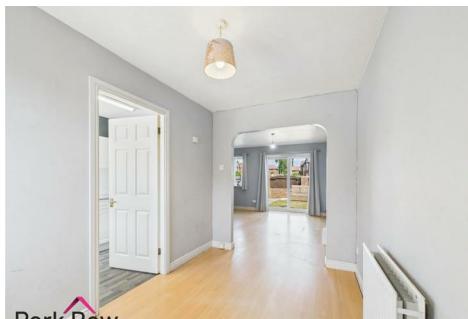
Offers In Excess Of £160,000



MID TOWN HOUSE***LOVELY VILLAGE LOCATION***TWO BEDROOMS***LOUNGE & DINING ROOM***GAS CENTRAL HEATING***ENCLOSED REAR GARDEN***CLOSE TO MANY LOCAL VILLAGE AMENITIES***NO UPWARD CHAIN**

Nestled in the charming village of Sherburn In Elmet, Appletree Way presents a delightful opportunity to acquire a mid-terrace house that perfectly balances comfort and convenience. This well-appointed property features two inviting bedrooms, making it an ideal choice for small families, couples, or individuals seeking a peaceful retreat. Upon entering, you are welcomed into a spacious lounge that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the home is thoughtfully designed to maximise space and functionality, ensuring that every corner is utilised effectively. The property boasts a well-maintained bathroom, providing essential amenities for daily living. Additionally, the house benefits from parking space for two vehicles, a valuable asset in this desirable village location. Sherburn In Elmet is known for its friendly community and picturesque surroundings, making it an excellent place to call home. With local amenities and transport links nearby, residents can enjoy the tranquility of village life while remaining connected to larger towns and cities. This lovely mid-town house on Appletree Way is a rare find, offering both comfort and convenience in a sought-after area. Whether you are looking to settle down or invest, this property is sure to impress. Do not miss the chance to make this charming house 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 FRIDAY AND 1.00PM SATURDAYS



GROUND FLOOR ACCOMODATION

ENTRANCE

Enter through a double glazed entrance door with 2 decorative glass panels leads into:

ENTRANCE PORCH

3'1" x 3'0" (0.96 x 0.93)

Double glazed window to the side elevation and an internal door which leads into:

DINING ROOM

7'3" x 9'8" (2.21 x 2.97)



Double glazed window to the front with central heating radiator and space for seating, with access to the kitchen and a open doorway that leads to the lounge.

KITCHEN

6'5" x 9'7" (1.98 x 2.94)



Double glazed window to the front elevation and has wall and base units in a white shaker style finish with white handles, roll edge laminate worktop and a single stainless steel sink

with chrome tap over, space and plumbing for washing machine, space for free standing cooker and a central heating radiator.

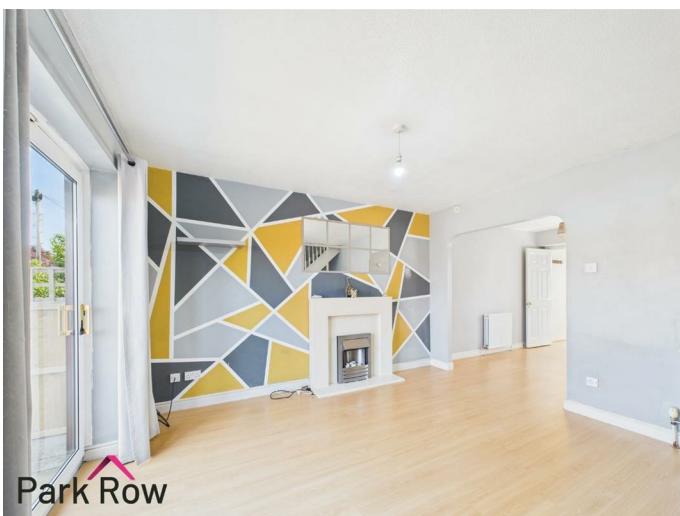
LOUNGE

13'11" x 12'4" (4.26 x 3.76)



Double glazed window to the rear elevation, staircase with wooden balustrade and spindles leading to the first floor accommodation, central heating radiator, electric fire set within a cream surround and hearth and has double glazed sliding patio doors leading to the rear garden.





Park Row

FIRST FLOOR ACCOMODATION

LANDING

6'5" x 6'2" (1.98 x 1.89)

Loft access, central heating radiator and doors leading off:

BEDROOM ONE

14'0" x 9'6" (4.28 x 2.91)



Park Row

Two double glazed windows to the rear elevation, central heating radiator and a built in cupboard for storage.



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BEDROOM TWO

7'3" x 12'5" (2.22 x 3.81)



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Double glazed window to the front elevation and central heating radiator.

FAMILY BATHROOM 6'5" x 6'1" (1.97 x 1.86)



Obscure glass double glazed window to the front elevation and has a white suite comprising: panel bath with chrome taps over and main shower above with glass shower screen, pedestal hand basin with chrome tap over, close coupled w/c, central heating radiator and is fully tiled around the bath area.

FRONT



To the front of the property is a paved driveway with parking for 2/3 vehicles with a pathway leading to the front entrance door. Space for a shed and wooden fencing to one side with low hedging to the other.

REAR



Accessed from the patio doors in the lounge, stepping out to a paved area for seating and a pathway leading to the bottom of the garden. Wooden perimeter fencing to both sides.



TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: B

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.

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.

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.

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.

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/CASTLEFORD - 01757 241124
SHERBURN IN ELMET - 01977 681122
GOOLE - 01405 761199
PONTEFRACT - 01977 791133



Lounge
13'11" x 12'3"
4.26 x 3.76 m

Dining Room
7'2" x 9'8"
2.21 x 2.97 m

Kitchen
6'6" x 9'7"
1.98 x 2.94 m

Entry
3'1" x 3'0"
0.96 x 0.93 m

Approximate total area⁽¹⁾
322 ft²
29.9 m²

Reduced headroom
15 ft²
1.4 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

Floor 0

**Bedroom One**

14'0" x 9'6"
4.28 x 2.91 m

Bedroom Two

7'3" x 12'5"
2.22 x 3.81 m

Landing

6'5" x 6'2"
1.98 x 1.89 m

Bathroom

6'5" x 6'1"
1.97 x 1.86 m

Approximate total area⁽¹⁾
283 ft²
26.3 m²

(1) Excluding balconies and terraces.

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GIRAFFE360

Floor 1



Park Row

Lounge
13'11" x 12'3"
4.26 x 3.76 m

Dining Room
7'2" x 9'8"
2.21 x 2.97 m

Kitchen
6'6" x 9'7"
1.98 x 2.94 m

Entry
3'1" x 3'0"
0.96 x 0.93 m

Floor 0

Bedroom One
14'0" x 9'6"
4.28 x 2.91 m

Bedroom Two
7'3" x 12'5"
2.22 x 3.81 m

Landing
6'5" x 6'2"
1.98 x 1.89 m

Bathroom
6'5" x 6'1"
1.97 x 1.86 m

Floor 1

Park Row

Approximate total area⁽¹⁾
605 ft²
56.2 m²

Reduced headroom
15 ft²
1.4 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.

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W www.parkrow.co.uk

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sherburn@parkrow.co.uk

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
(A) plus A	B		
(B) (A)	C		
(C) (B)	D		
(D) (C)	E		
(E) (D)	F		
(F) (E)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO ₂ emissions		86	
(B) (A)	B		
(C) (B)	C		
(D) (C)	D		
(E) (D)	E		
(F) (E)	F		
(G) (F)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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