Park Rôw

# Kirkgate, Sherburn In Elmet, Leeds, LS25 6BL

## Offers In Excess Of £160,000

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**SEMI-DETACHED DORMER BUNGALOW**TWO BEDROOMS**OFF STREET PARKING**MODERN THROUGHOUT**IDEAL FOR FIRST TIME BUYERS**DOWNSTAIRS W/C**NO ONWARD CHAIN**
Nestled in the charming village of Sherburn In Elmet, this delightful semi-detached dormer bungalow on Kirkgate offers a perfect blend of modern living and comfort. Spanning an impressive 773 square feet, this property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retreat.
Upon entering, you will be greeted by a welcoming reception room that exudes warmth and style, providing an excellent space for relaxation or entertaining guests. The modern design flows seamlessly throughout the home, ensuring a contemporary feel in every corner. The property also boasts a convenient downstairs toilet and a utility room, adding to the practicality of everyday living.
The bungalow benefits from off-street parking for one vehicle, ensuring ease of access and security. The surrounding area is known for its friendly community atmosphere and offers a range of local amenities, making it a desirable location for those looking to settle down.
This property presents a wonderful opportunity to enjoy living in a well-connected village, with easy access to nearby Leeds and its vibrant city life. Whether you are a first-time buyer or looking to downsize, this modern bungalow is sure to impress. Don't miss the chance to make this lovely 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 uPVC door with a double glazed glass panel within which leads into;

### ENTRANCE HALLWAY
6'0" x 2'9" (1.84 x 0.86)
Internal doors which lead into;

### LOUNGE
20'9" x 12'5" (6.34 x 3.80)

A double glazed widow to the front and rear elevation, stairs which lead up to the first floor accommodation, a door which leads into a storage cupboard and two central heating radiator.

### KITCHEN/DINING ROOM
14'6" x 9'4" (4.43 x 2.87)

A double glazed window to the front elevation, wooden shaker-style wall and base units, a roll-edge laminate worktop, a built in oven, a four ring gas hob with a built in extractor fan over, tiled splashback, one and a half stainless steel sink with chrome taps over, space for a freestanding fridge/freezer, a central heating radiator and a door which leads into;

## UTILITY ROOM
5'10" x 5'8" (1.78 x 1.74)

A double glazed external door which leads out to the rear, wall and base units to match the kitchen, roll-edge laminate worktop, stainless steel drainer sink with chrome taps over, space and plumbing for a washing machine and dryer, houses the boiler, a central heating radiator and a door which leads into;

## DOWNSTAIRS W/C
5'9" x 3'4" (1.77 x 1.04)

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

## FIRST FLOOR ACCOMMODATION

## LANDING
6'9" x 2'10" (2.06 x 0.87)
Internal doors which lead into;

## BEDROOM ONE
18'4" x 8'2" (5.61 x 2.49)

A double glazed window to the front elevation, sun tunnel to the ceiling and a central heating radiator.

## BEDROOM TWO
15'10" x 6'8" (4.85 x 2.05)

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

## BATHROOM
6'8" x 5'6" (2.04 x 1.69)

A sun tunnel to the ceiling and includes a white suite comprising; a close coupled w/c, a pedestal hand basin with chrome taps over, a panel path with a mains shower above and a glass shower screen, a central heating radiator and fully tiled around the bath.

## EXTERIOR

### FRONT
To the front of the property there is a tarmac driveway with space for parking, access to the entrance of the property and a wooden pedestrian gate which leads to the pathway at the rear.

### REAR
A paved pathway which leads to the door in the utility room.

### 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

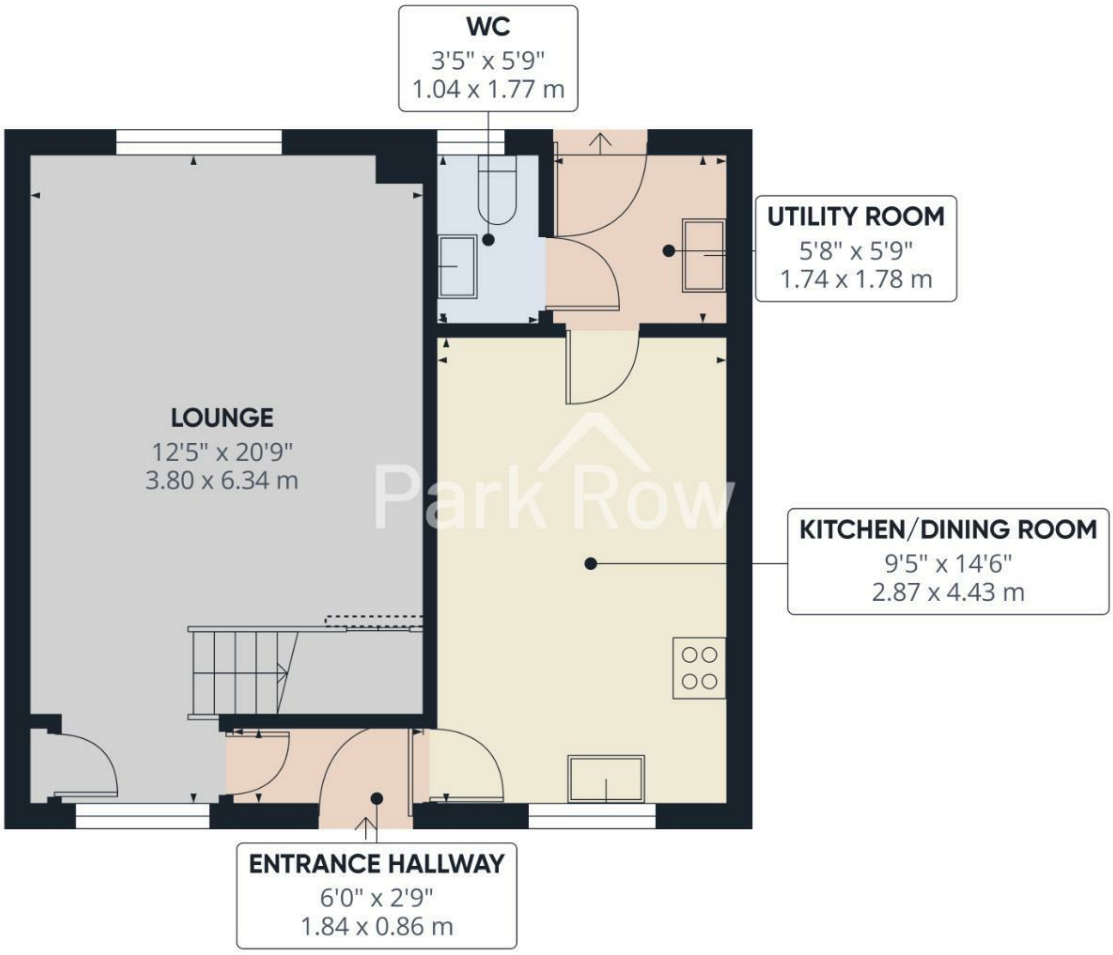
These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

## 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




Floor 0

Park Row

**Approximate total area**[1]

450 ft²

41.8 m²

**Reduced headroom**

1 ft²

0.1 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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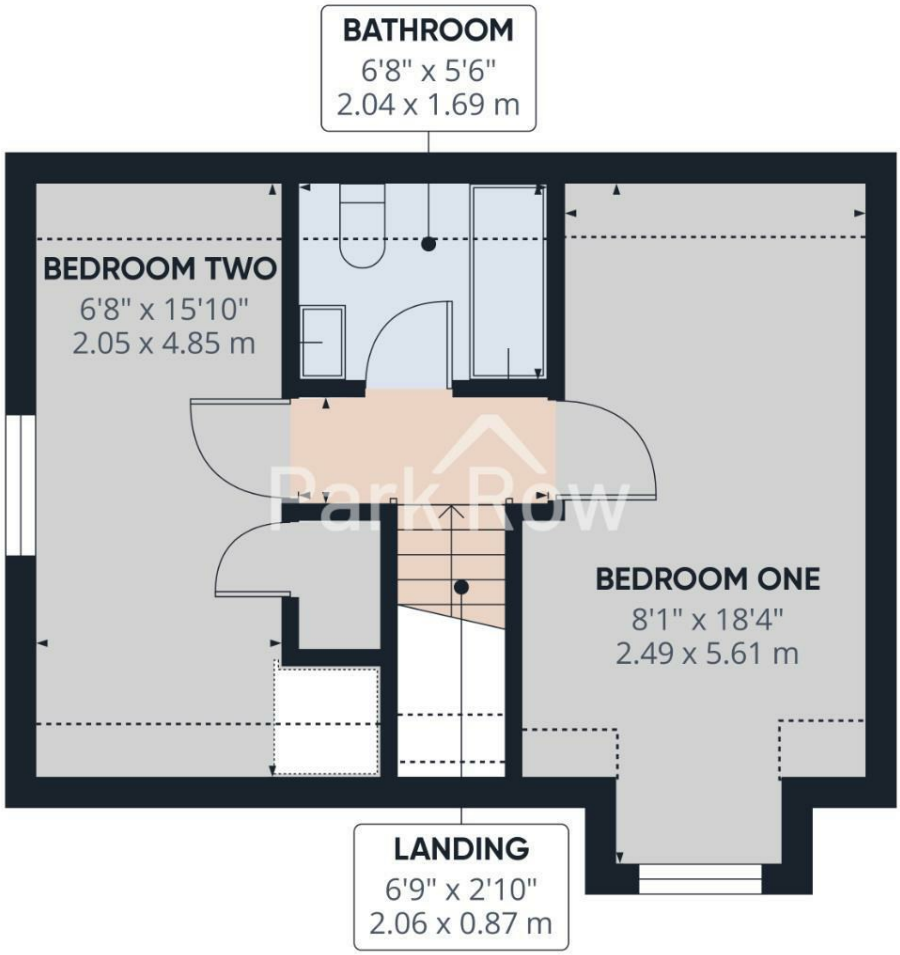


Floor 1

Park Row

**Approximate total area**(1)

323 ft²

29.9 m²

**Reduced headroom**

45 ft²

4.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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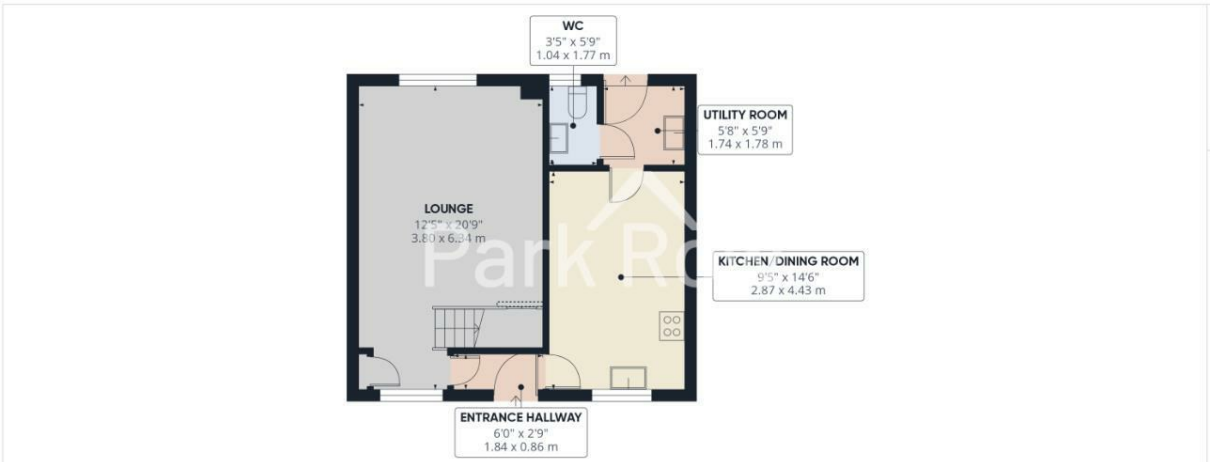


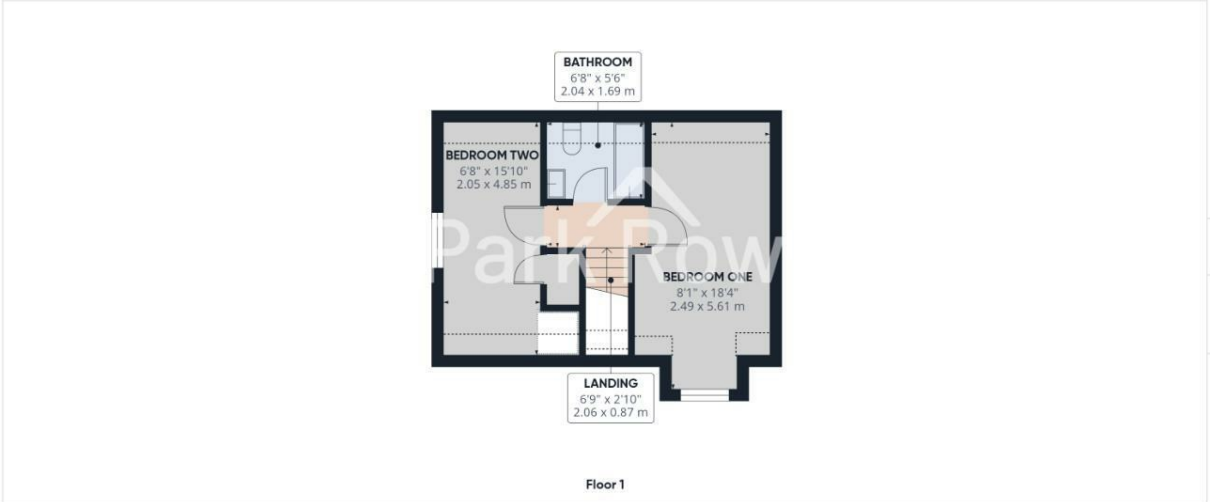


Park Row

**Approximate total area**(1)

773 ft²
71.7 m²

**Reduced headroom**

46 ft²
4.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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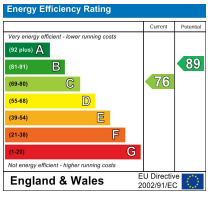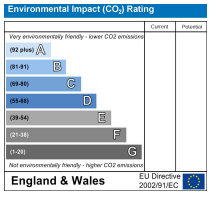
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