

...Your proactive estate agent



3 Chestnut Gardens, Sherburn In Elmet, Leeds, LS25 6EX
Offers Over £350,000

Park Row

MODERN KITCHEN DINER**LIVING AND DINING ROOM**GROUND FLOOR CLOAKS**TWO EN-SUITE SHOWER ROOMS**INTEGRAL GARAGE**GARDENS. This detached house briefly comprises: kitchen diner, living room, front entrance porch, inner hallway, dining room, utility and ground floor w.c. To the first floor are five bedrooms, bathroom and two en-suites. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE AND STYLE OF THIS LOVELY FAMILY HOME. RING US 7 DAYS A WEEK TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'



GROUND FLOOR ACCOMMODATION

ENTRANCE

Timber doorway leads into:

KITCHEN DINER

4.37 x 2.33 (14'4" x 7'8")

With base, wall and tall units in a light oak effect finish with decorative brushed steel handles and solid granite worktops. 'Bosch' four ring electric hob with electric extractor over with built-in downlighters. One and a half sunken ceramic sink with chrome mixer tap over and built-in fan assisted double oven and matching microwave. Integral fridge, freezer and dishwasher. Tiling between units and uPVC double glazed leaded window to the rear elevation. Chrome ceiling downlighters, porcelain floor tiling and central heating radiator. Door leading to:



LIVING ROOM

6.06 x 4.98 (19'11" x 16'4")

Exposed stone full height fireplace with living flame coal effect cast iron range with display window, set on a 'Yorkshire' stone hearth with timber mantle over. Solid oak flooring and solid oak staircase with matching balustrade,

spindles and newel posts gives access to the first floor accommodation. Two central heating radiators, uPVC double glazed double doors give access to the rear. Two uPVC double glazed decorative leaded windows to the front elevation. Television point and aperture leads to the front entrance porch, doorway leads to inner hallway and further doorway leads to the dining room.



FRONT ENTRANCE PORCH

1.78 x 1.14 (5'10" x 3'9")

Stone flagged flooring, exposed brick work and uPVC door with double glazed frosted panel with decorative lead work gives access to the rear.

DINING ROOM

3.56 x 2.74 (11'8" x 9'0")

Solid oak flooring, exposed brick work to one wall, power for two wall lights and central heating radiator. UPVC double glazed leaded window to the front elevation.



INNER HALLWAY

Stone flagged flooring, central heating radiator, ceiling downlighters and doors leading off.

W.C

1.82 x 1.11 (6'0" x 3'8")

Having a white suite comprising: close coupled w.c and vanity wash hand basin with chrome mixer tap over set into a laminated roll top work top and white wood grain effect storage cupboards beneath. Central heating radiator, ceiling downlighters and ceiling mounted electric extractor fan.

UTILITY ROOM

2.17 x 1.77 (7'1" x 5'10")

Having base units in an oak finish with brushed steel handles and square edge laminated work tops. Single drainer sink with chrome mixer tap over and tiled splashbacks. Plumbing for automatic washing machine, ceiling mounted electric extractor and ceiling downlighters. Central heating radiator.

FIRST FLOOR ACCOMMODATION

LANDING

5.06 x 2.04 (16'7" x 6'8")

Having timber spindles and balustrade in a solid oak finish with a 'Kingspan' solid timber beam believed to date back to 1782

and set into a vaulted ceiling. UPVC double glazed leaded window to the front elevation, power for two wall lights, built-in storage cupboard housing the hot water cylinder and providing additional shelved storage space. Doors leading off.



BEDROOM ONE

3.72 x 2.79 (12'2" x 9'2")

Central heating radiator, telephone point and uPVC double glazed double doors open to a 'Juliet' balcony overlooking the rear garden, aperture leads through to;



DRESSING ROOM

2.40 x 2.35 (7'10" x 7'9")

Fitted bedroom furniture in a beech effect finish comprising: five door wardrobe to one wall and a three door to the other with decorative brushed steel handles.

UPVC double glazed leaded window to the front elevation. Ceiling downlighters and central heating radiator.



EN-SUITE SHOWER ROOM

2.40 x 1.88 (7'10" x 6'2")

Having a white suite comprising: quadrant shower cubicle with 'Mira' electric shower and tiled to ceiling height. Vanity wash hand basin with chrome mixer tap over with white storage cupboard beneath and close coupled w.c with concealed cistern. Electric shaver point with built-in mirror and wall mounted electric extractor fan. Tiled to the half way point to two walls. Heated towel rail, ceiling downlighters and wall mounted electric extractor.



BEDROOM TWO

4.13 x 4.04 (13'7" x 13'3")

Having a light wood grain effect triple wardrobes to one wall providing hanging and shelved storage space. Central heating radiator, uPVC double glazed leaded window to the rear elevation. Access to loft and door leading to:



EN-SUITE SHOWER ROOM

2.05 x 1.98 (6'9" x 6'6")

Quadrant shower cubicle with mains shower and chrome fittings. Close coupled w.c with concealed cistern. Vanity wash hand basin with chrome mixer tap over with beech effect storage cupboards beneath including display shelving. Electric shaver point, pelmet over the sink with downlighters. Mirror and tiled to the halfway point to two walls. UPVC double glazed frosted window to the side elevation.



BEDROOM THREE

3.60 x 2.74 (11'10" x 9'0")

Central heating radiator, uPVC double glazed leaded window to the front elevation.



BEDROOM FIVE

2.05 x 2.05 (6'9" x 6'9")

Central heating radiator, uPVC double glazed window with decorative leadwork to the side elevation.



BEDROOM FOUR

3.72 x 2.16 (12'2" x 7'1")

Access to the loft, central heating radiator, uPVC double glazed window with decorative leadwork to the front elevation.

BATHROOM

Having a white suite comprising: having a panel bath with side mounted chrome taps over, shower cubicle tiled to ceiling height with glass doors and shower over. Wash hand basin with chrome taps over set into a storage cupboards beneath and concealed cistern w.c. Further storage above the sink/w.c area. Tiled to the three quarter point behind the sink w.c and bath area. UPVC double glazed frosted leaded window.



EXTERIOR



REAR

Electrically operated metal vehicular access gate and separate pedestrian access gate leads down the side of the property through a shared herringbone block paved driveway. The property itself has a further herringbone block paved driveway providing off street parking for two vehicles and leads to an integral garage with up and over door, power and light connected and uPVC double glazed window to the side. Garden is enclosed with perimeter wall with lawned area with herbaceous borders, pebbled area and hardstanding area for shed.



ADDITIONAL REAR 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.

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, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

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

KIPPAX - 0113 8160111

CASTLEFORD - 01977 558480

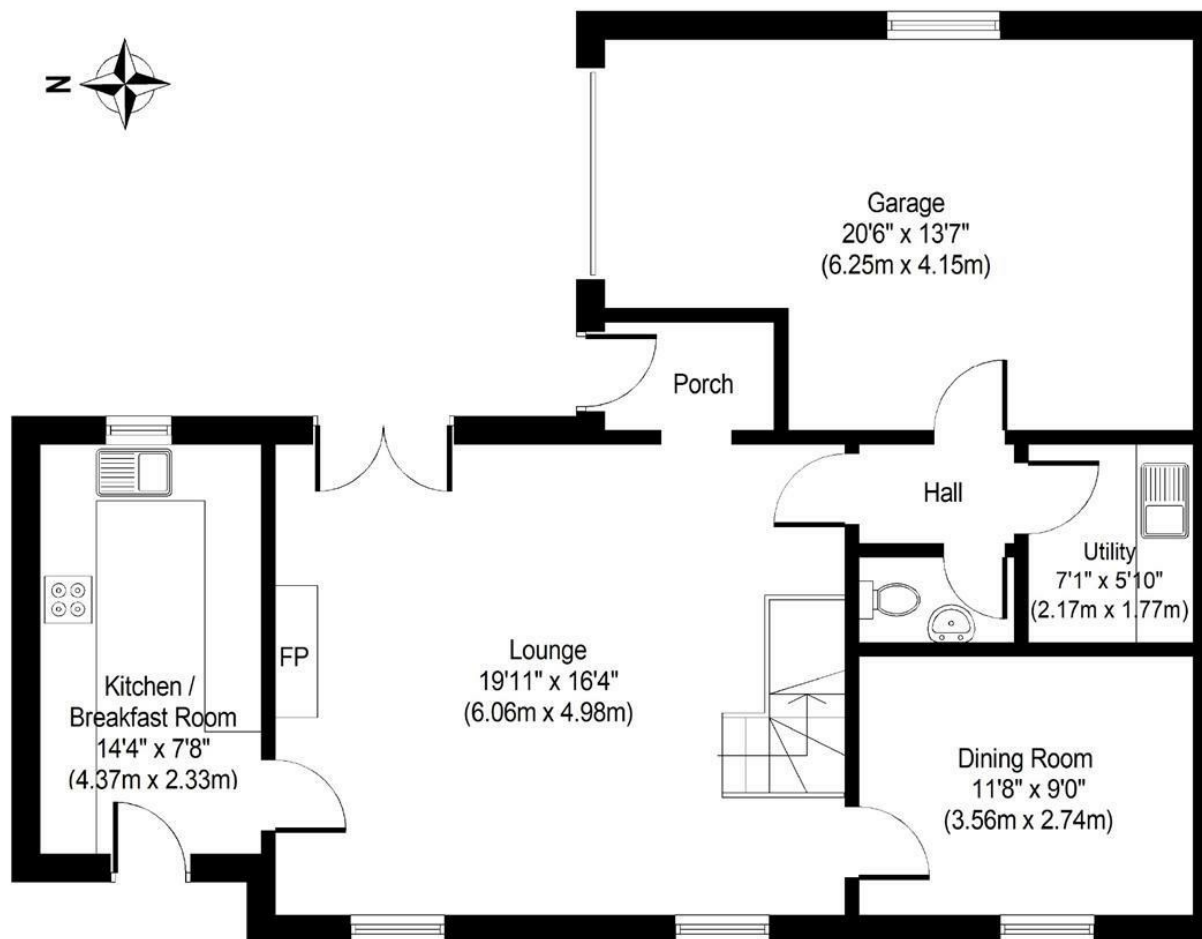
MEASUREMENTS

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

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.



Ground Floor
Approximate Floor Area
931 Sq. ft.
(86.5 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

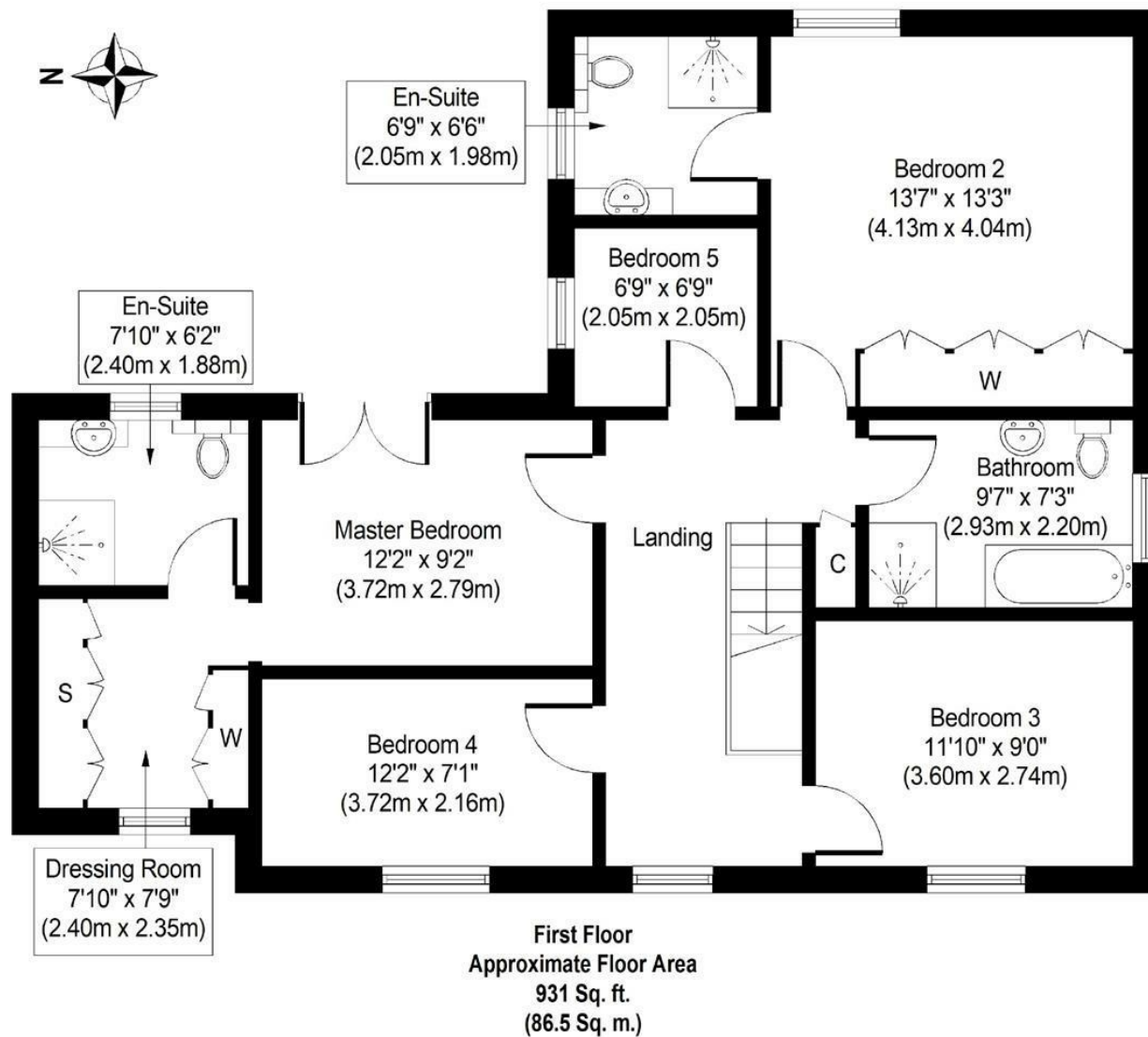
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