

# Park Row



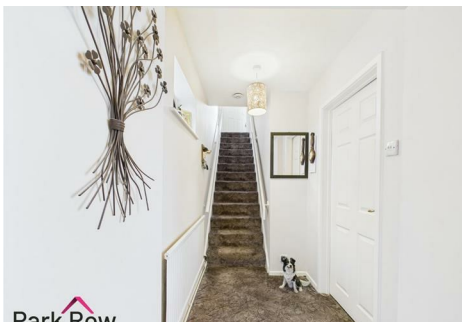
## Eversley Court, Sherburn In Elmet, Leeds, LS25 6BP

Offers In Excess Of £270,000



**\*\*SEMI DETACHED\*\* THREE BEDROOM\*\* EXTENDED\*\*OFF ROAD PARKING\*\* DETACHED GARAGE\*\*  
ENCLOSED REAR GARDEN\*\* OPEN PLAN KITCHEN DINING AREA\*\* GROUND FLOOR WC\*\* LOCATED IN  
SOUGHT AFTER RESIDENTIAL AREA\*\***

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US ON 01977 681122 TO BOOK A VIEWING. 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAY AND 1.00PM SATURDAYS



## INTRODUCTION

Nestled in the desirable Eversley Court, Sherburn In Elmet, this charming semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,105 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by an inviting reception room that provide ample space for relaxation and entertaining. The open-plan kitchen dining area is a highlight of the home, creating a warm and welcoming atmosphere for family meals and gatherings. Additionally, the ground floor features a convenient WC, enhancing the practicality of the layout.

The property is complemented by off road parking for two vehicles and a detached garage, ensuring that parking is never a concern. The front garden adds to the home's curb appeal, while the enclosed rear garden offers a private outdoor space, perfect for enjoying sunny days or hosting barbecues.

Situated in a sought-after residential area, this home benefits from a peaceful environment while remaining close to local amenities and transport links. This semi-detached house is not just a property; it is a place where memories can be made. Whether you are looking to settle down or invest, this home presents an excellent opportunity in a charming community.

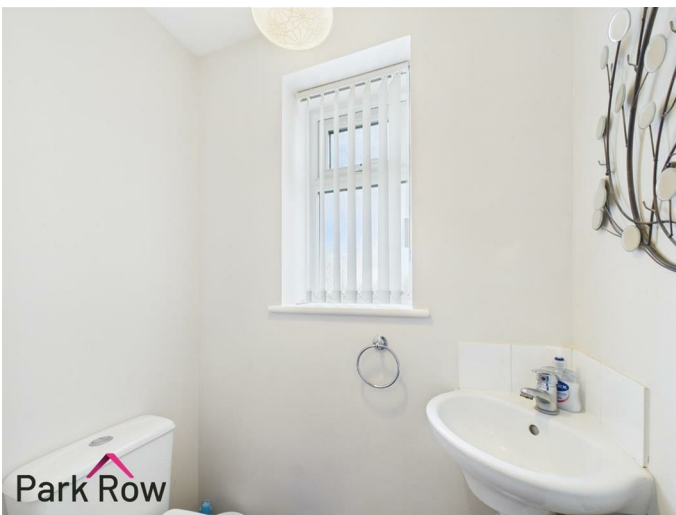
## GROUND FLOOR ACCOMMODATION

### ENTRY

Enter through a black composite door with double glazed panels within, which leads into;

### WC

4'8" x 2'9" (1.43 x 0.86)



An obscure double glazed window to the front elevation, a central heating radiator, a white suite comprising of a close coupled WC, corner hand basin with chrome mixer tap over and tiled splash back,

### HALLWAY

4'4" x 9'5" (1.34 x 2.88)



A double glazed window to the side elevation, a central heating radiator, staircase leading to the first floor accommodation and an internal door which leads into;

### LIVING ROOM

11'0" x 13'8" (3.37 x 4.18)



A double glazed window to the front elevation, a central heating radiator, a disconnected gas fire place and an internal door which leads into;



### DINING ROOM

15'7" x 9'5" (4.77 x 2.89)

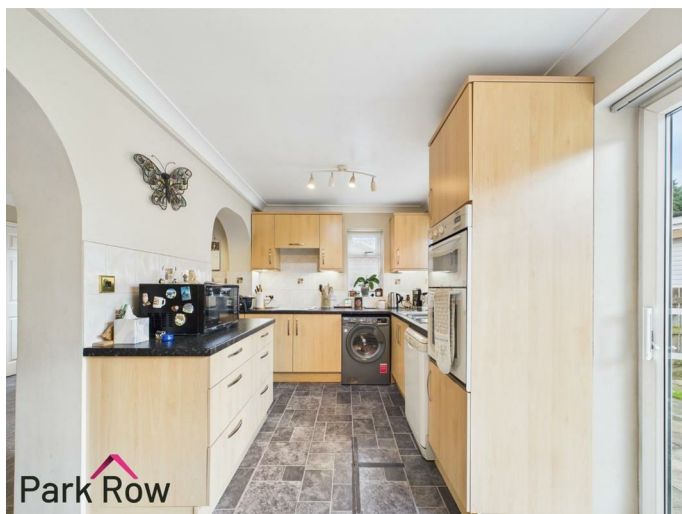


A white uPVC door with double glazed glass panel within leads to the side elevation, a central heating radiator, wood effect kitchen cabinetry, black composite worktops, space for freestanding fridge freezer, internal door which leads into a storage cupboard and two archway openings which lead into;

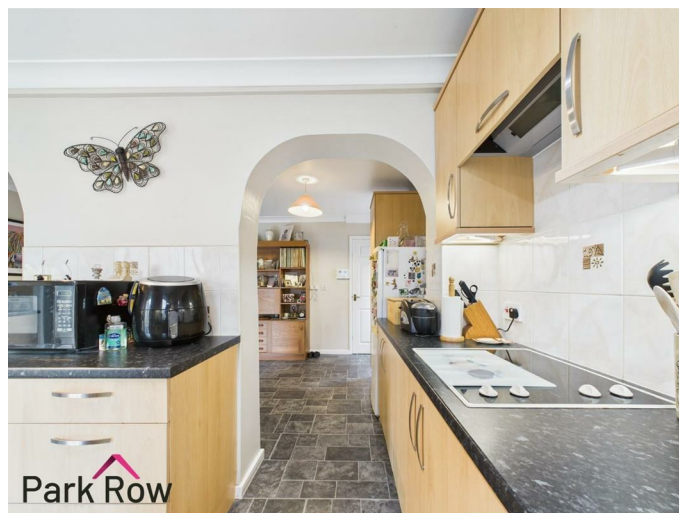


## KITCHEN

15'5" x 7'10" (4.72 x 2.41)



Two double glazed windows to the side and rear elevation, a central heating radiator, wood effect cabinetry to wall and base units, black composite worktops, one and a half stainless steel drainer sink with chrome mixer tap over, integrated double oven, four ring electric hob with built in extractor fan over, space and plumbing for a washing machine and dishwasher and white uPVC sliding patio door which leads out to the rear garden.



## FIRST FLOOR ACCOMMODATION

### LANDING

5'9" x 7'11" (1.76 x 2.43)



A double glazed window to the side elevation, loft access and internal doors which lead into;

## BEDROOM ONE

8'0" x 13'9" (2.45 x 4.20)



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

## BEDROOM TWO

8'10" x 9'8" (2.71 x 2.95)



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



### BEDROOM THREE

7'6" x 9'7" (2.31 x 2.93)



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

### BATHROOM

6'5" x 5'6" (1.97 x 1.69)



An obscure double glazed window to the rear elevation, a white suite comprising of a close coupled WC, hand basin set within a light wood vanity unit with chrome mixer tap over, a corner shower enclosure with glass screen and electric shower within and a central heating radiator,

### GARAGE

(10'11" x 16'4" \_ & (10'10" x 6'5") ((3.34 x 5.00\_ & (3.31 x 1.97))

The detached garage is accessed via the up and over door from the driveway and via the door at the side of the garage.

### EXTERIOR

### FRONT



A concrete driveway to the side of the property leads to the rear garden

To the front of the property features a lawned garden with central planting bed and paved pathway leading to the front entrance door. A block paved driveway to the side provides off street parking and leads to a detached single garage. The property has a brick exterior with black composite entrance door with a canopy style porch light.



## REAR



The rear garden is mainly laid to lawn with a paved patio area directly outside the property enclosed by timber fencing to both sides and a gate providing access to the driveway and detached garage.



## SIDE



Double wooden gate, paved driveway to the side of the property leading into the garage and garden gate



## AERIAL



## 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.

## 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.

## 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.

## 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.

## 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

Mon - Fri 9.00am to 5.30pm

Saturday - 9.00am to 1pm

Sunday - CLOSED

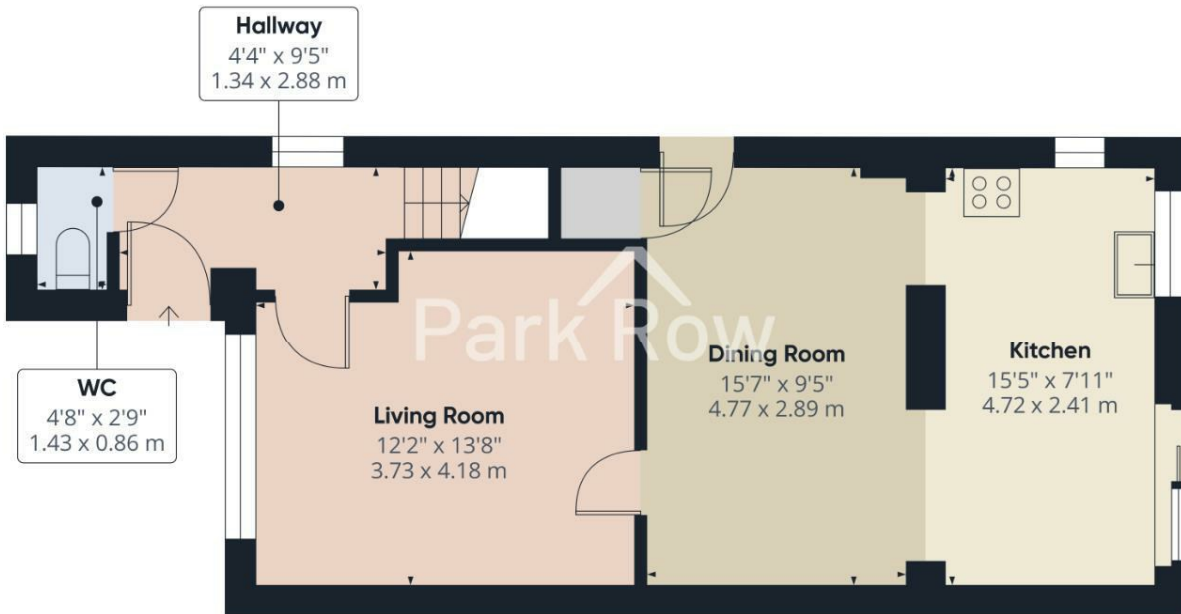
TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SHERBURN IN ELMET - 01977 681122

SELBY - 01757 241124

GOOLE - 01405 761199

PONTEFRACT & CASTLEFORD - 01977 791133



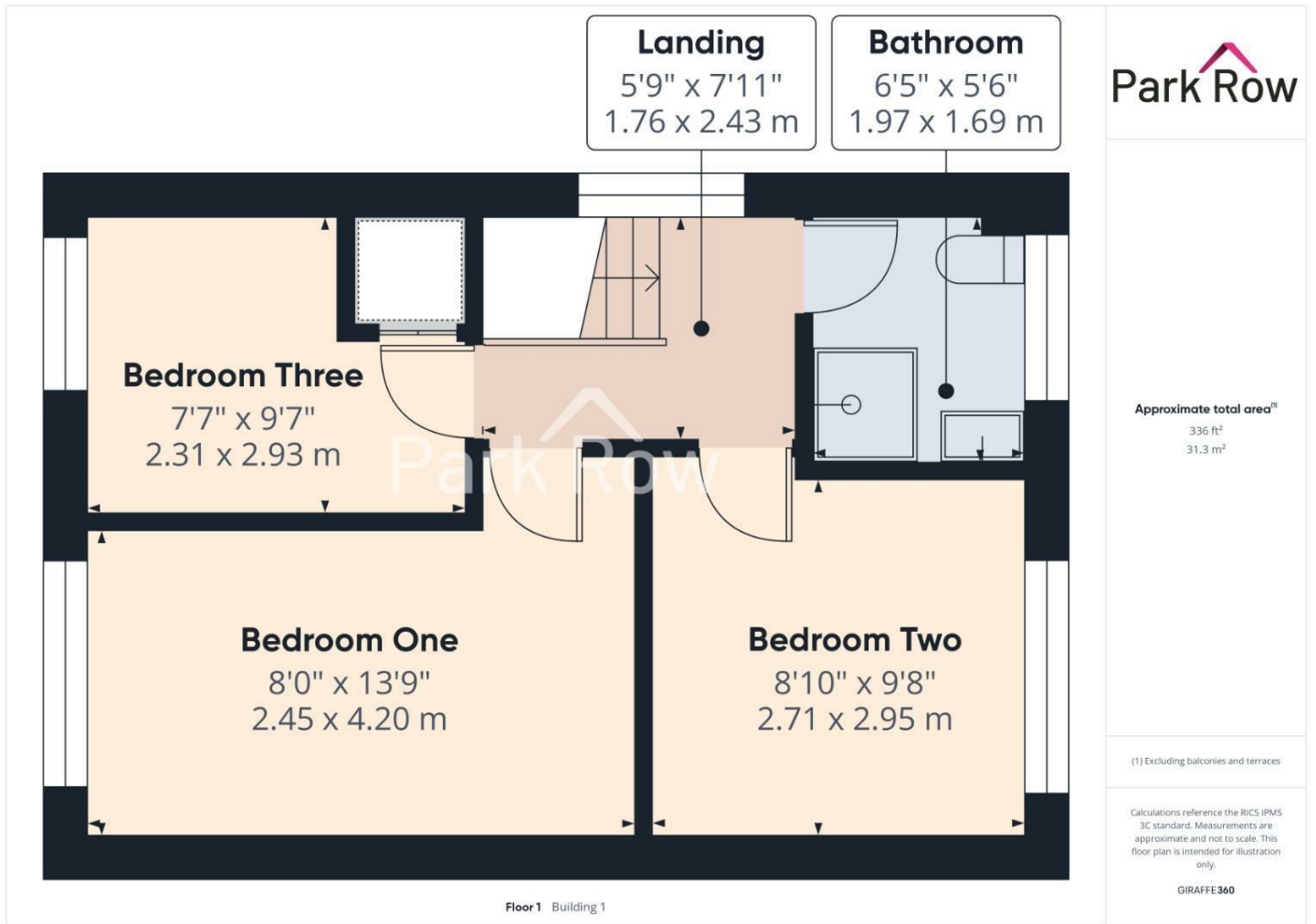
Approximate total area<sup>m</sup>  
519 ft<sup>2</sup>  
48.1 m<sup>2</sup>

(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.

GIRAFFE 360

Floor 0 Building 1





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