

# Park Row



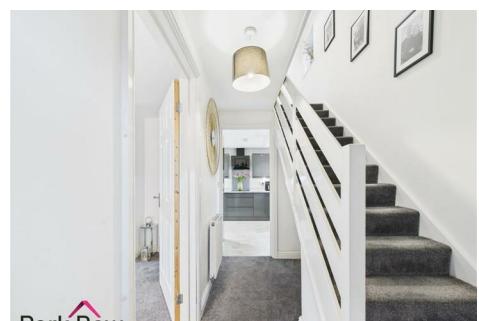
**Beechwood Croft, Sherburn In Elmet, Leeds, LS25 6HX**

**Offers In Excess Of £200,000**



\*\* SEMI-DETACHED HOME \*\* TWO DOUBLE BEDROOMS \*\* ENCLOSED REAR GARDEN \*\* BEAUTIFUL OPEN PLAN KITCHEN/DINING ROOM \*\* MODERN BATHROOM \*\* VERY WELL PRESENTED THROUGHOUT \*\*  
PERFECT FOR FIRST TIME BUYERS \*\* GREAT FOR SMALL FAMILIES \*\*

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!'



Park Row

## INTRODUCTION

Nestled in the charming area of Beechwood Croft, Sherburn In Elmet, this delightful semi-detached house presents an excellent opportunity for first-time buyers or families seeking a comfortable and inviting home. The property boasts two generously sized double bedrooms, ensuring ample space for relaxation and rest.

Upon entering, one is greeted by a beautifully presented interior that exudes warmth and character. The lounge is a lovely inviting space, perfect for cozy evenings in during the colder months. The open-plan kitchen and dining room create a welcoming atmosphere, ideal for entertaining guests or enjoying family meals together.

The property also benefits from an enclosed rear garden, providing a private outdoor space for children to play or for adults to unwind. Additionally, a front garden adds to the overall appeal of the home, enhancing its curbside charm.

Completing this lovely residence is a modern bathroom, designed with contemporary fixtures and fittings, ensuring both style and functionality. This semi-detached house is not only a wonderful place to live but also a fantastic investment in a desirable location. With its attractive features and thoughtful layout, this property is sure to impress.

## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a uPVC door with a double glazed decorative glass panel within from the side of the property which leads into;

### ENTRANCE HALLWAY

10'3" x 5'9" (3.13 x 1.77)



Stairs which lead up to the first floor accommodation, space for under stairs storage, a central heating radiator and internal doors which lead into;

### LOUNGE

12'2" x 11'3" (3.73 x 3.45)



A double glazed window to the front elevation, a central heating radiator and a space for a decorative log burning stove set within an alcove with a wooden beam above.





**KITCHEN/DINING ROOM**  
18'4" x 9'8" (5.60 x 2.95)



A double glazed window to the front elevation, a further double glazed window to the rear elevation, grey-gloss wall and base units surrounding, square-edge marble effect laminate worktop, a stainless steel drainer sink with chrome taps over, four ring electric hob with a built in extractor fan over, built in double ovens, integral washing machine, integral fridge/freezer, central heating radiator and a uPVC door with a double glazed decorative glass panel within which leads out to the rear porch.



## FIRST FLOOR ACCOMMODATION



## LANDING

6'2" x 5'6" (1.90 x 1.69)

A double glazed window to the rear elevation, a door which leads into a storage cupboard and further internal doors which lead into;

## BEDROOM ONE

15'1" x 9'9" (4.61 x 2.98)



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



## STORAGE CUPBOARD

6'1" x 3'0" (1.87 x 0.92)

A double glazed window to the rear elevation and space for storage.

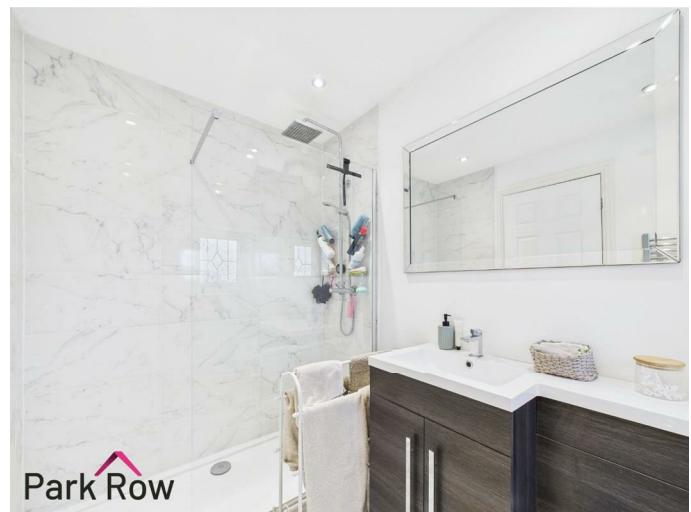
## BEDROOM TWO

11'4" x 10'4" (3.47 x 3.15)



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





## MAIN BATHROOM

7'11" x 5'6" (2.43 x 1.69)



A double glazed obscure window to the rear elevation and includes a white suite comprising of; a hand basin with chrome taps over plus a w/c set within the same wooden unit with space for storage, a fully tiled walk in mains shower with a glass shower screen, LED spotlights to the ceiling and a chrome heated towel rail.

## EXTERIOR

### FRONT



To the front of the property there is a concrete pathway which leads to the side of the property, an established border with plants and shrubs, the rest is mainly lawn.



Park Row

## REAR PORCH



## SIDE



A concrete pathway which leads to the entrance door plus to the rear garden via a metal pedestrian gate.

Access into both outbuildings, space for storage and leads to the rear garden.

## REAR



Accessed via the pathway at the side of the property or through the door in the kitchen where you will step out onto; a paved area with space for outdoor seating, a pathway which leads down to the bottom of the garden, borders surrounding filled with plants, perimeter wooden fencing to all boundaries, the rest is mainly lawn.



## AERIAL PHOTO



### OUTBUILDING 1

6'5" x 4'6" (1.98 x 1.39)

Accessed via the rear porch and is a great space for outdoor storage.

### OUTBUILDING 2

4'8" x 3'3" (1.43 x 1.01)

Accessed via the rear porch and is a great space for outdoor storage.

## 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: B

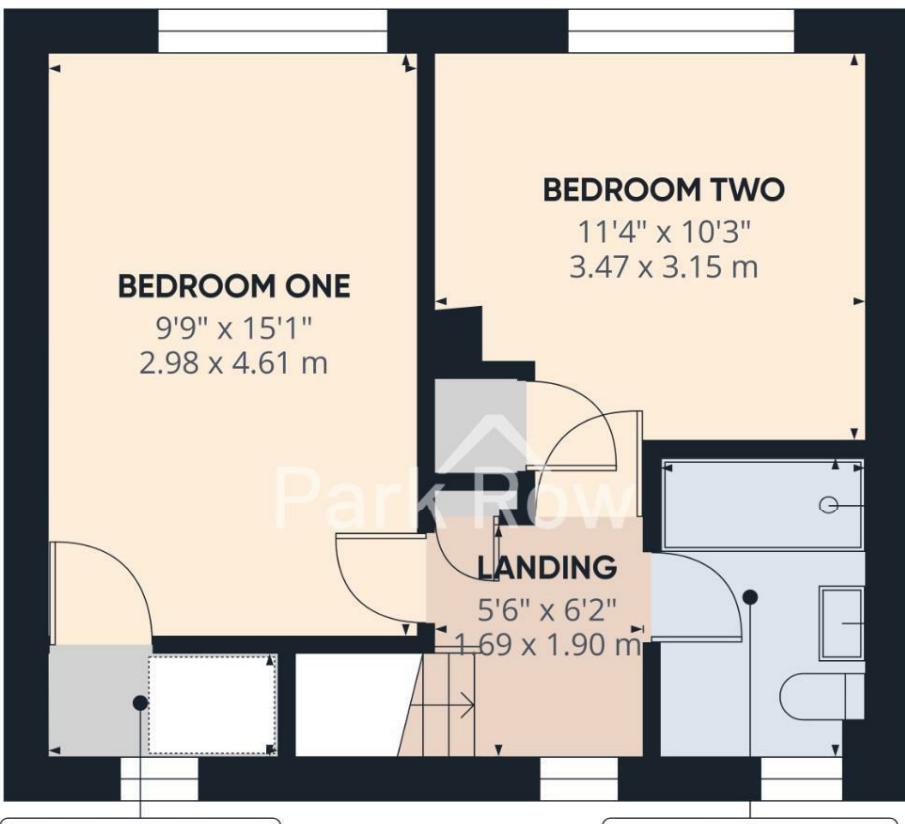
Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## **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.



Park Row



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
357 ft<sup>2</sup>  
33.3 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



Park Row

**LOUNGE**  
11'3" x 12'3"  
3.45 x 3.73 m

**KITCHEN/DINING ROOM**  
9'8" x 18'4"  
2.95 x 5.60 m

**ENTRANCE HALLWAY**  
10'3" x 5'9"  
3.13 x 1.77 m

E  
N  
W

Floor 0 Building 1

Approximate total area<sup>(1)</sup>  
386 ft<sup>2</sup>  
35.9 m<sup>2</sup>

Reduced headroom  
8 ft<sup>2</sup>  
0.7 m<sup>2</sup>

(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.

GIRAFFE 360



**Park Row**

**Floor 0 Building 1**

**Park Row**

**Floor 1 Building 1**

**Park Row**

**Floor 0 Building 2**

**Park Row**

**Approximate total area<sup>(1)</sup>**  
789 ft<sup>2</sup>  
73.5 m<sup>2</sup>

**Reduced headroom:**  
8 ft<sup>2</sup>  
0.7 m<sup>2</sup>

(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.

**GIRAFFE 360**

**T** 01977 681122  
**W** [www.parkrow.co.uk](http://www.parkrow.co.uk)

34 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BA  
[sherburn@parkrow.co.uk](mailto:sherburn@parkrow.co.uk)

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
(92 plus)	A		
(91-91)	B		
(89-88)	C		
(84-84)	D		
(79-80)	E		
(74-75)	F		
(1-29)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO2 emissions			
(92 plus)	A	85	
(81-91)	B		
(80-80)	C		
(76-88)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Target
Very environmentally friendly - lower CO2 emissions			
(92 plus)	A		
(81-91)	B		
(80-80)	C		
(76-88)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	