

# Park Row



**Orchard Drive, Sherburn In Elmet, Leeds, LS25 6GJ**

**Offers In Excess Of £270,000**

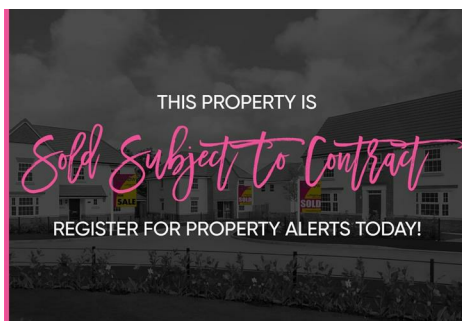


**SEMI DETACHED\*\*THREE BEDROOMS\*\*DOWNSTAIRS W.C\*\*ENSUITE TO BEDROOM ONE\*\*GARAGE\*\*PARKING\*\*ENCLOSED REAR GARDEN\*\***

Nestled in the charming area of Sherburn In Elmet, Leeds, this delightful semi-detached house on Orchard Drive offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The master bedroom boasts the added luxury of an ensuite bathroom, ensuring privacy and ease for the occupants.

The home features a welcoming reception room, providing a warm and inviting space for relaxation or entertaining guests. Additionally, a downstairs W.C. adds to the practicality of the layout, making it easier for visitors and family alike. Parking is available for up to two vehicles, along with the added benefit of a garage, providing secure storage or additional parking options.

This property is not just a house; it is a home that offers a comfortable lifestyle in a friendly community. With its modern amenities and thoughtful design, it is a wonderful opportunity for anyone looking to settle in this desirable area. Don't miss the chance to make this lovely property 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 white composite door with two double glazed frosted glass panels within which leads into:

### ENTRANCE HALLWAY



Lockable pedestrian door which leads into the garage, keypad for burglar alarm, central heating radiator and doors which lead into;

### LOUNGE



Double glazed window to the front elevation, electrics for a wall mounted television, central heating radiator and a door which leads into;



### INNER HALLWAY

Stairs which lead up to the first floor accommodation and internal doors which lead into;

### DOWNSTAIRS W/C



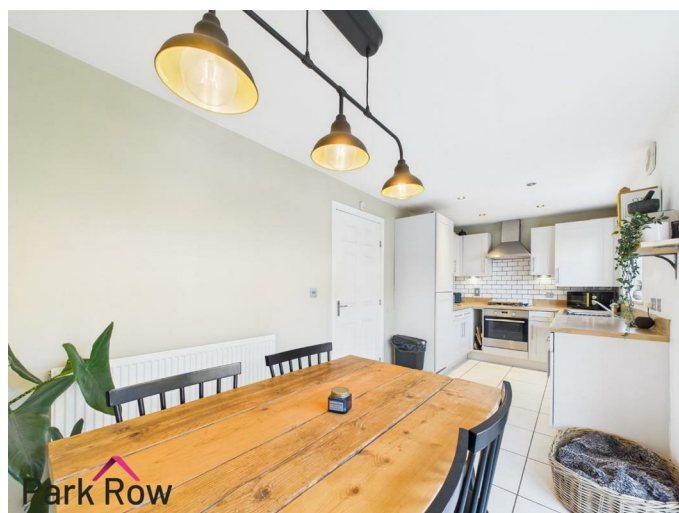
Includes a white suite comprising: close coupled w/c, wall mounted hand basin with chrome taps over and tiled splashback behind plus ceramic floor tiling.



## KITCHEN/DINER



Double glazed window to the rear elevation, base/wall and tall units in a white wood grain effect finish with decorative brushed steel handles. Beech block effect roll edge laminated work top with matching upstand, Four ring brushed steel gas hob with matching splashback and matching electric extractor over plus built-in downlighters, fan assisted electric oven, one and a half drainer sink with chrome mixer taps over, integral fridge freezer, integral washing machine, integral dishwasher, wall mounted electric extractor, spotlights to the ceiling, ceramic floor tiles, central heating radiator, space for dining table and chairs plus double glazed double doors which lead out to the rear garden.



## FIRST FLOOR ACCOMMODATION

### LANDING

Loft access (we understand from the vendor that the loft has the benefit of an aluminium drop down ladder and is partially boarded), Built-in storage cupboard and internal doors which lead into;

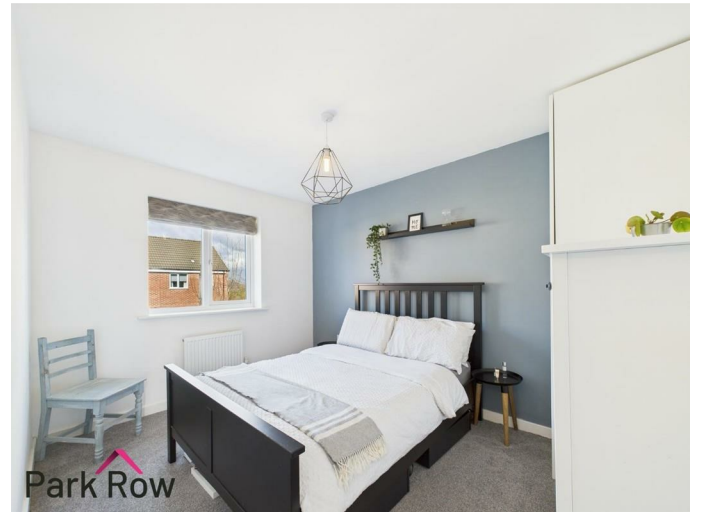
### BEDROOM ONE



Two double glazed windows to the front elevation, central heating radiator and an internal door which leads into;



## BEDROOM TWO



## ENSUITE



Obscure double glazed window to the front elevation and includes a white suite comprising: fully tiled mains shower cubicle with glass sliding doors, pedestal hand basin with chrome mixer tap over and tiled splashback, close coupled w/c, chrome heated towel rail, wall mounted electric extractor fan, spotlights to the ceiling plus ceramic tiled flooring.

Double glazed window to the rear elevation and a central heating radiator.

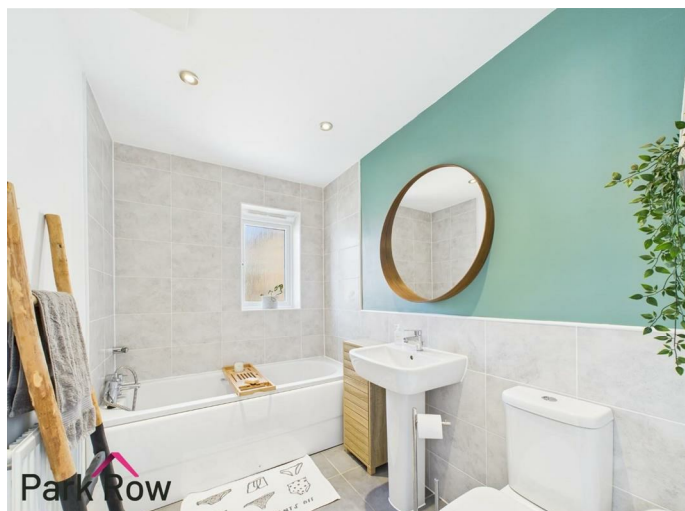
## BEDROOM THREE



Double glazed window to the rear elevation and a central heating radiator.



## FAMILY BATHROOM



Obscure double glazed window to the side elevation and includes a white suite comprising: panel bath with chrome mixer taps over and integrated shower attachment, pedestal wash hand basin with chrome mixer tap over, close coupled w/c, fully tiled to ceiling height around the bath area and to the half way to the rear of the w/c and sink, central heating radiator, spotlights to the ceiling and a fully tiled floor.

## EXTERIOR

### FRONT



To the front of the property is a tarmac driveway for a couple of vehicles, lawned area, flagged pathway giving access to the front door with storm porch over and courtesy lamp, paved pathway which leads down the right hand side of the property through a timber pedestrian access gate giving access to the rear.

### GARAGE

Accessed via an up and over door from the driveway or through the door in the entrance hallway and has power plus lighting connected.

## REAR



Can be accessed down the right hand side of the property or the double doors in the kitchen/diner where you will find a fully enclosed garden with perimeter fences to all sides, lawned area and two sand stone flagged patio areas with space for seating. Herbaceous borders and outside tap.





## 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: 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.

## 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, 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 - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

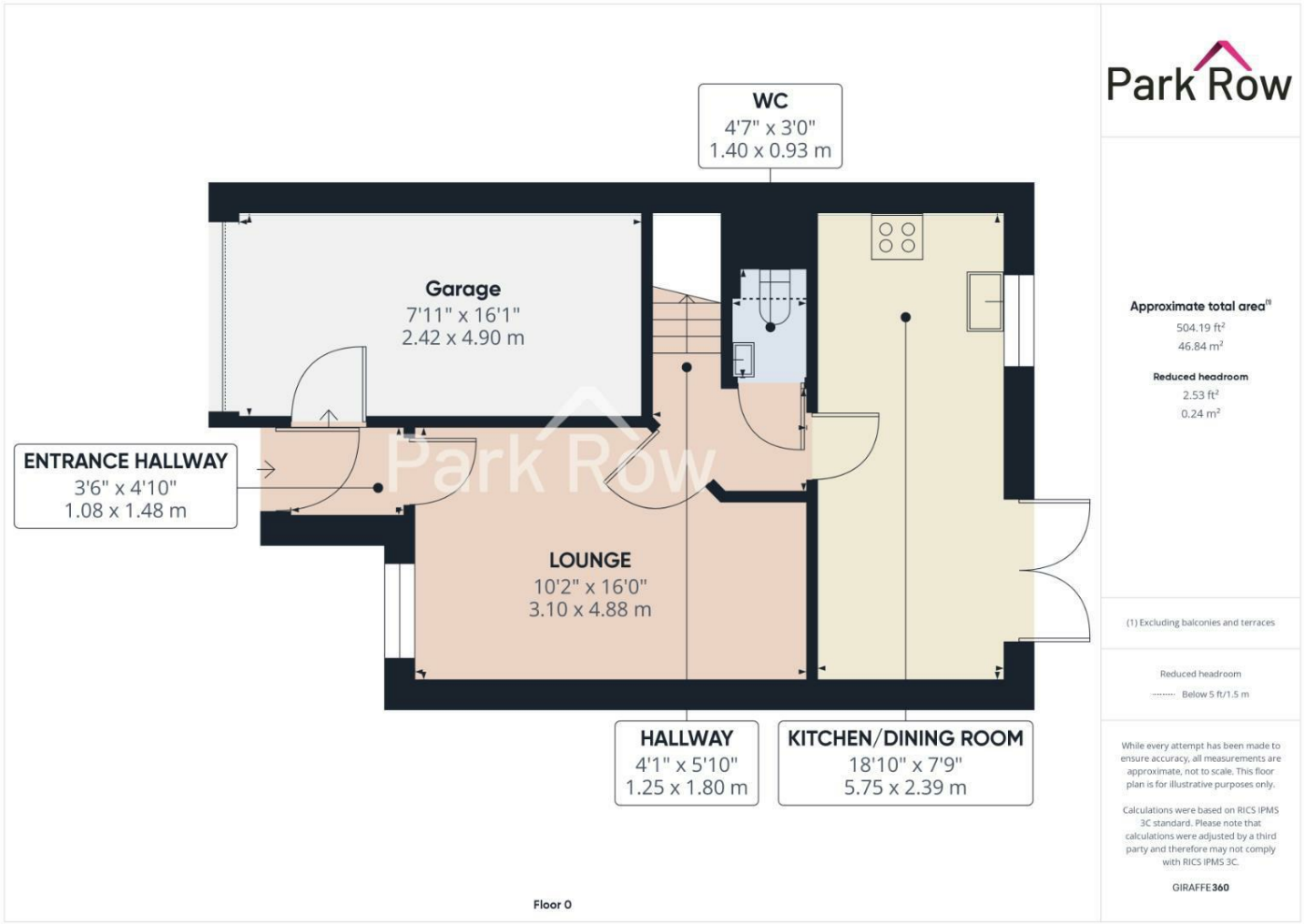
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

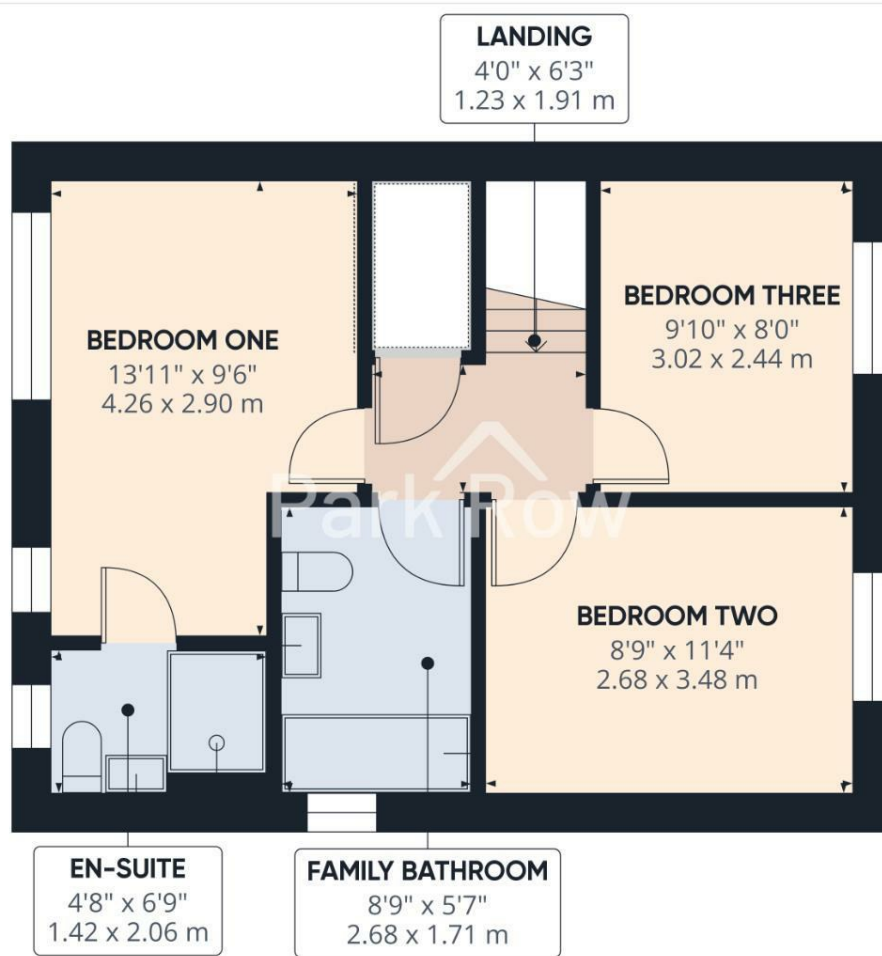
## VIEWINGS

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.







Floor 1

  
**Park Row**

**Approximate total area<sup>(1)</sup>**  
407.74 ft<sup>2</sup>  
37.88 m<sup>2</sup>

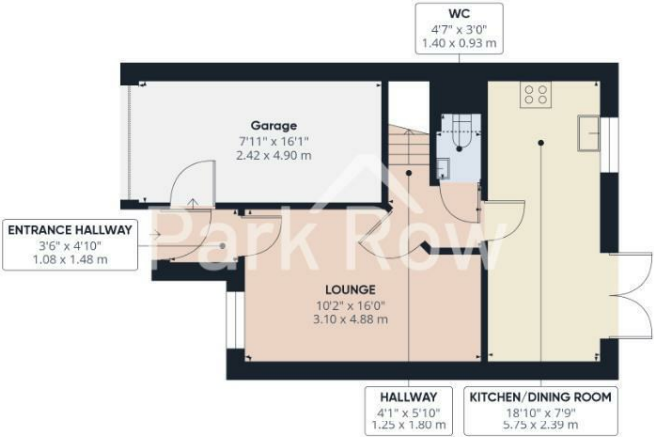
(1) Excluding balconies and terraces

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.

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Floor 0



Floor 1

Park Row

Approximate total area<sup>1</sup>  
911.93 ft<sup>2</sup>  
84.72 m<sup>2</sup>

Reduced headroom  
2.53 ft<sup>2</sup>  
0.24 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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