

Park Row



Pinfold Avenue, Sherburn In Elmet, Leeds, LS25 6LA

Offers In Excess Of £220,000



SEMI DETACHED HOUSETHREE BEDROOMS**KITCHEN/DINER**MODERN BATHROOM**OFF STREET PARKING**ENCLOSED REAR GARDEN****

Nestled in the charming area of Pinfold Avenue, Sherburn In Elmet, this delightful three-bedroom semi-detached house is an ideal choice for growing families or first-time buyers seeking a welcoming home. The property boasts a well-designed open plan kitchen and dining room, which is perfect for entertaining and family gatherings. The double doors seamlessly connect the interior to the rear garden, allowing for a lovely flow of natural light and easy access to outdoor space.

The front garden is beautifully presented, featuring decorative slate along with mature bushes and trees that enhance the property's curb appeal. Inside, the home is well maintained, offering a comfortable and inviting atmosphere throughout.

Additionally, the property benefits from off-street parking at the rear, providing convenience for residents and guests alike. This semi-detached house combines practicality with charm, making it a wonderful opportunity for those looking to settle in a friendly community. Don't miss the chance to make this lovely house your new home.

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!



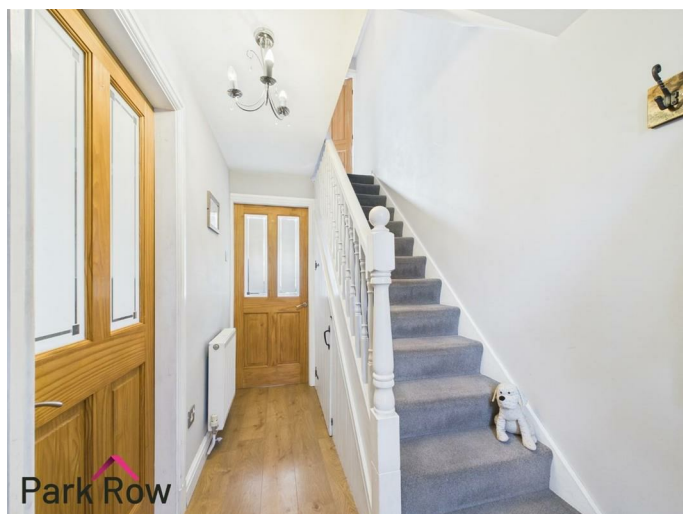
GROUND FLOOR

ENTRANCE

Enter through a double glazed entrance door with glass panel inserts within and a storm porch over which leads into:

ENTRANCE HALLWAY

5'7" x 11'3" (1.72 x 3.45)



Stairs with a wooden balustrade and spindles leading to the first floor accommodation, central heating radiator, a cupboard with under-stairs storage space and internal doors which lead into;

LOUNGE

13'5" x 11'11" (4.09 x 3.65)



Double glazed window to the front elevation, central heating radiator and a decorative fire set within an alcove with a tiled hearth plus a wooden beam above.



KITCHEN/DINER

19'7" x 9'0" (5.97 x 2.76)



Double glazed window to the rear elevation, base and wall units in wooden effect shaker style finish with stainless steel handles, square edge worktops with tiled splashbacks, one and a half drainer sink with chrome mixer tap over, four ring gas hob with a built in extractor over and tiled splashback, built in electric oven and microwave, integral dishwasher, integral fridge/freezer, double glazed external door with a glass panel insert which leads to the rear garden, central heating radiator, space for dining table and chairs and double glazed double doors which lead out into the rear garden.



FIRST FLOOR

LANDING

6'1" x 8'10" (1.86 x 2.70)

Loft access and internal doors which lead into;

BEDROOM ONE

12'10" x 10'10" (3.93 x 3.31)



Double glazed window to the front elevation, central heating radiator and has a built in storage cupboard.



BEDROOM TWO

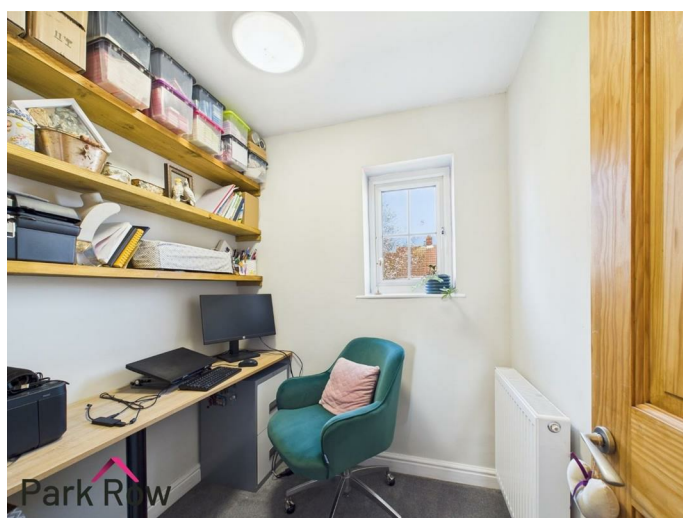
10'8" x 10'4" (3.27 x 3.17)



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

BEDROOM THREE

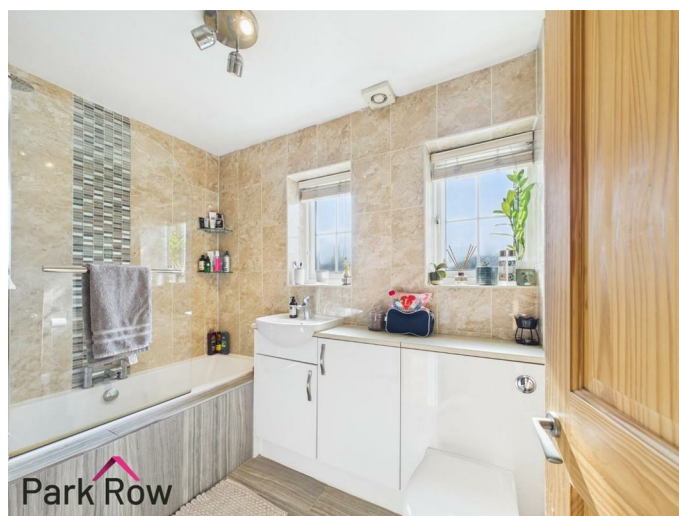
6'1" x 6'3" (1.87 x 1.93)



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

FAMILY BATHROOM

8'5" x 5'6" (2.59 x 1.68)



Two double glazed windows to the rear elevation and includes a white suite comprising: panel bath with chrome tap over and mains shower above complete with shower screen, concealed cistern w/c within the vanity unit together with a handbasin with chrome tap over and built in storage below, heated towel radiator and is fully tiled to all walls.

EXTERIOR

FRONT



The front of the property is accessed via the wooden pedestrian gate which leads to the front entrance door, mature trees and shrubs, the rest is laid with decorative slate and has perimeter wooden fencing to all sides.



REAR



Accessed via the wooden double gates or through the external door/double doors in the kitchen diner where you will step out onto: a paved area with space for seating and space for a shed.

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.

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.

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.

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

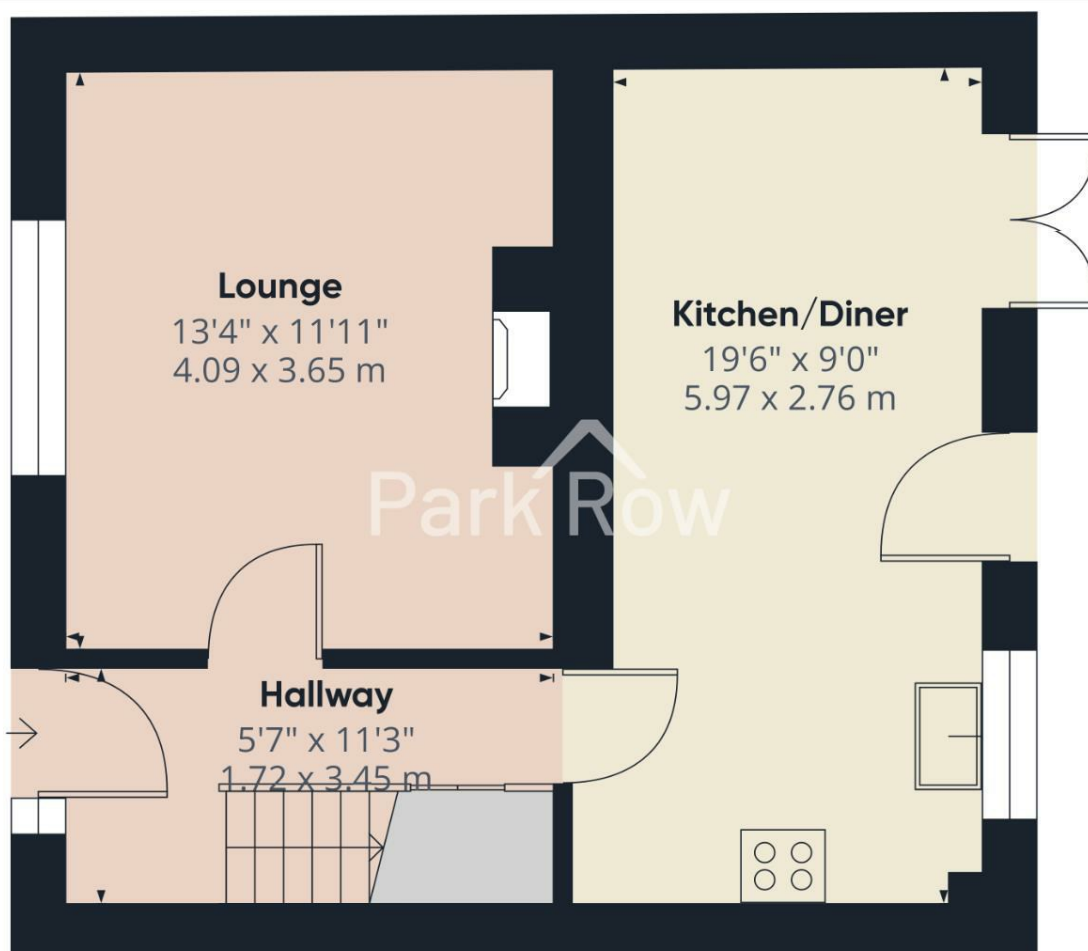
Approximate total area⁽¹⁾
406.23 ft²
37.74 m²

(1) Excluding balconies and terraces

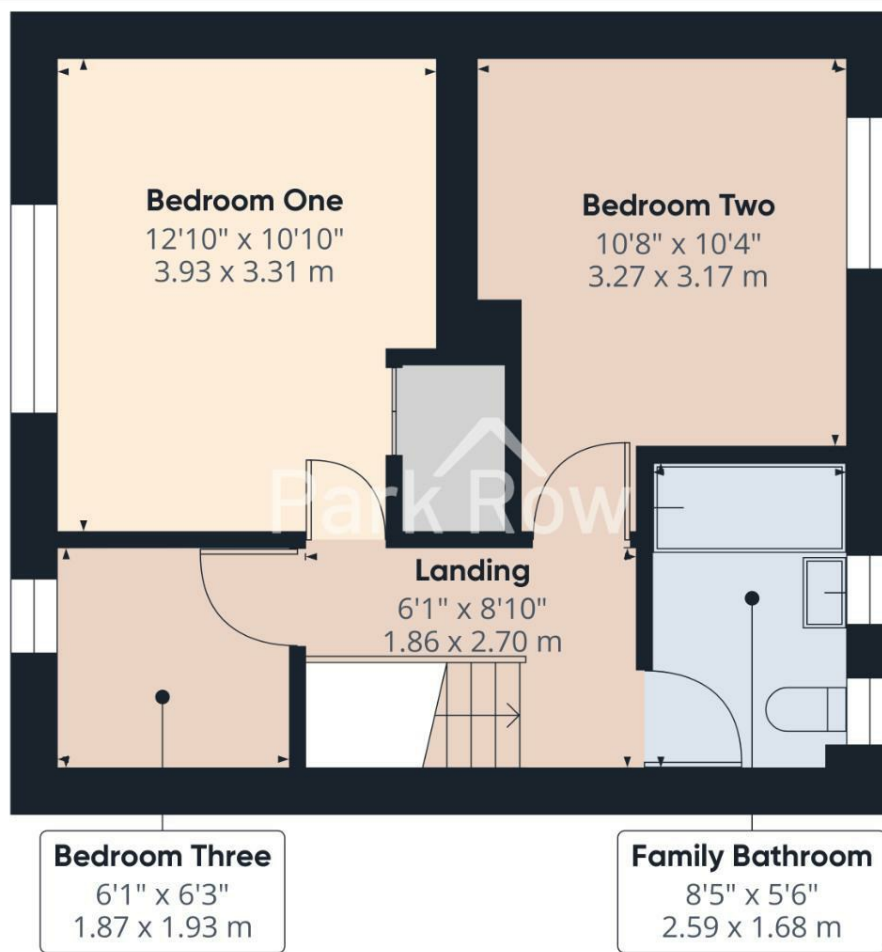
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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.

GIRAFFE360



Floor 0



Floor 1

Park Row

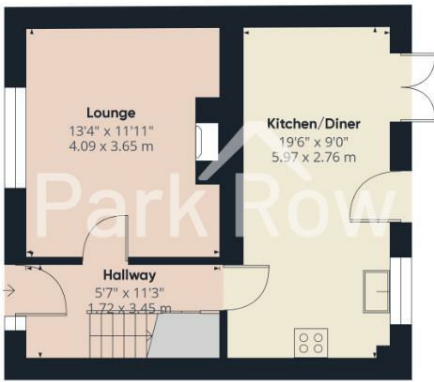
Approximate total area⁽¹⁾
384.27 ft²
35.7 m²

(1) Excluding balconies and terraces

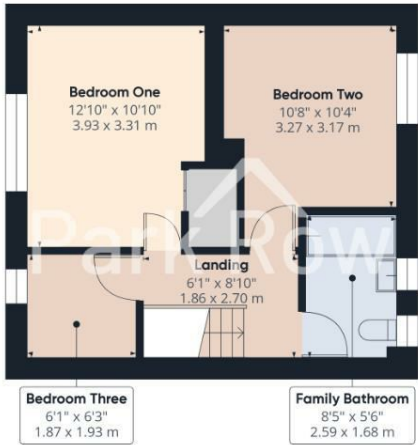
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Floor 0



Floor 1

Park Row

Approximate total area¹
790.5 ft²
73.44 m²

(1) Excluding balconies and terraces

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