Park Row

The proactive estate agent

Athelstans Court, Sherburn In Elmet, Leeds, LS25 6BD

Offers In Excess Of £350,000

4 2 2

DETACHED HOMEFOUR BEDROOMS**GARAGE**OFF STREET PARKING**SOLAR PANELS**ENCLOSED REAR GARDEN**DOWNSTAIRS SHOWER ROOM**WELL PRESENTED THROUGHOUT**PERFECT FOR 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!

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INTRODUCTION

Welcome to this charming detached house located in the desirable Athelstans Court, Sherburn In Elmet, Leeds. This spacious family home boasts an impressive 1,516 square feet of living space, making it an ideal choice for those seeking comfort and room to grow.

The property features four well-proportioned bedrooms, providing ample space for family members or guests. The two inviting reception rooms offer versatile areas for relaxation and entertainment, ensuring that there is plenty of room for everyone to enjoy. Additionally, the house includes a convenient downstairs shower room, enhancing the practicality of the layout.

The enclosed rear garden is a standout feature, providing a safe and private outdoor space for children to play or for hosting summer gatherings with friends and family. The garden is spacious, allowing for various landscaping possibilities or simply a lovely area to unwind.

For those with vehicles, the property offers off-street parking for three vehicles, along with a garage, ensuring that parking is never a concern.

Situated in a friendly neighbourhood, this home is perfect for families looking for a peaceful yet connected community. With its generous living space, convenient amenities, and delightful outdoor area, this property is a wonderful opportunity for anyone seeking a new family home in Sherburn In Elmet. Don’t miss the chance to make this lovely house your own.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through an engineered door with double glazed glass panels within and to the side which leads into;

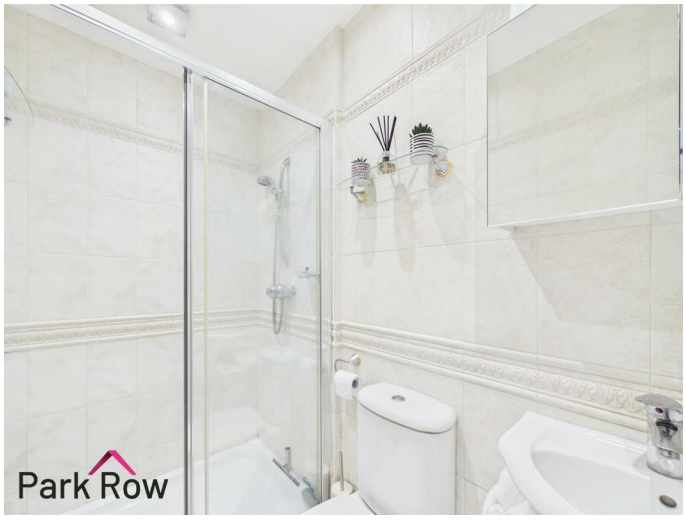
ENTRANCE HALLWAY

6'1" x 21'0" (1.87 x 6.41)

Stairs which lead to the first floor accommodation, a central heating radiator and internal doors which lead into;

DOWNSTAIRS SHOWER ROOM

4'0" x 7'7" (1.23 x 2.33)



Includes; a close coupled w/c, a pedestal hand basin with chrome taps over, a towel radiator , fully tiled to the walls and a fully tiled double walk in mains shower.

LOUNGE

11'0" x 15'10" (3.36 x 4.85)

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

DINING ROOM/SUNROOM

(9'5" x 14'3") + (9'9" x 12'9") ((2.89 x 4.36) + (2.98 x 3.89))

Two double glazed Velux-windows, double glazed double doors which lead out to the rear garden with double glazed full heigh windows either side, two central heating radiators and a door which leads into;

KITCHEN/DINING ROOM

10'11" x 19'2" (3.34 x 5.86)

Double glazed window to the rear elevation, two double

glazed Velux-windows, white shaker style wall and base units, dark stone-effect worktops with a smooth edge which extends to create a breakfast bar, white one and a half sink with a chrome mixer tap, space for a freestanding cooker, space and plumbing for a dishwasher, space for a freestanding fridge/freezer, and a uPVC door with decorative glass within that leads out to the rear garden.

FIRST FLOOR ACCOMMODATION

LANDING
2'10" x 9'6" (0.88 x 2.92)

Loft access, a door which leads into s storage cupboard and internal doors which lead into;

BEDROOM ONE
11'2" x 15'9" (3.41 x 4.82)

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

BEDROOM TWO
9'10" x 11'5" (3.00 x 3.49)

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

BEDROOM THREE
8'3" x 10'5" (2.54 x 3.19)

Double glazed windows to the front elevation, white wooden fitted wardrobes with space for storage, central heating radiator and a door that leads into a storage cupboard.

BEDROOM FOUR
7'1" x 11'2" (2.18 x 3.41)

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

MAIN BATHROOM
7'8" x 8'0" (2.36 x 2.44)

Double glazed uPVC window to the side elevation and includes; a pedestal wash hand basin with chrome mixer taps, bath fitted with chrome mixer taps incorporating a handheld shower attachment, a double mains shower with a sliding glass shower screen, a closed couped WC and a chrome heated towel radiator.

EXTERIOR

FRONT

To the front there is access to the entrance, access into the garage, block paved driveway with space for parking, a gate which leads into the rear garden and a dwarf wall to the left hand side.

REAR

Accessed from the gate at the front, a door in the kitchen or through the double doors in the dining room/sunroom where you will step out onto; a paved patio area with space for seating, space for shed for storage and perimeter fencing to all three sides and the rest is mainly lawn.

GARAGE

7'10" x 16'11" (2.41 x 5.17)

Accessed via the front of the home and through a door in the entrance hallway and includes; a sink with hot and cold running water, space and plumbing for 2 washing machines, power, lighting and space for storage.

AERIAL 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.

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

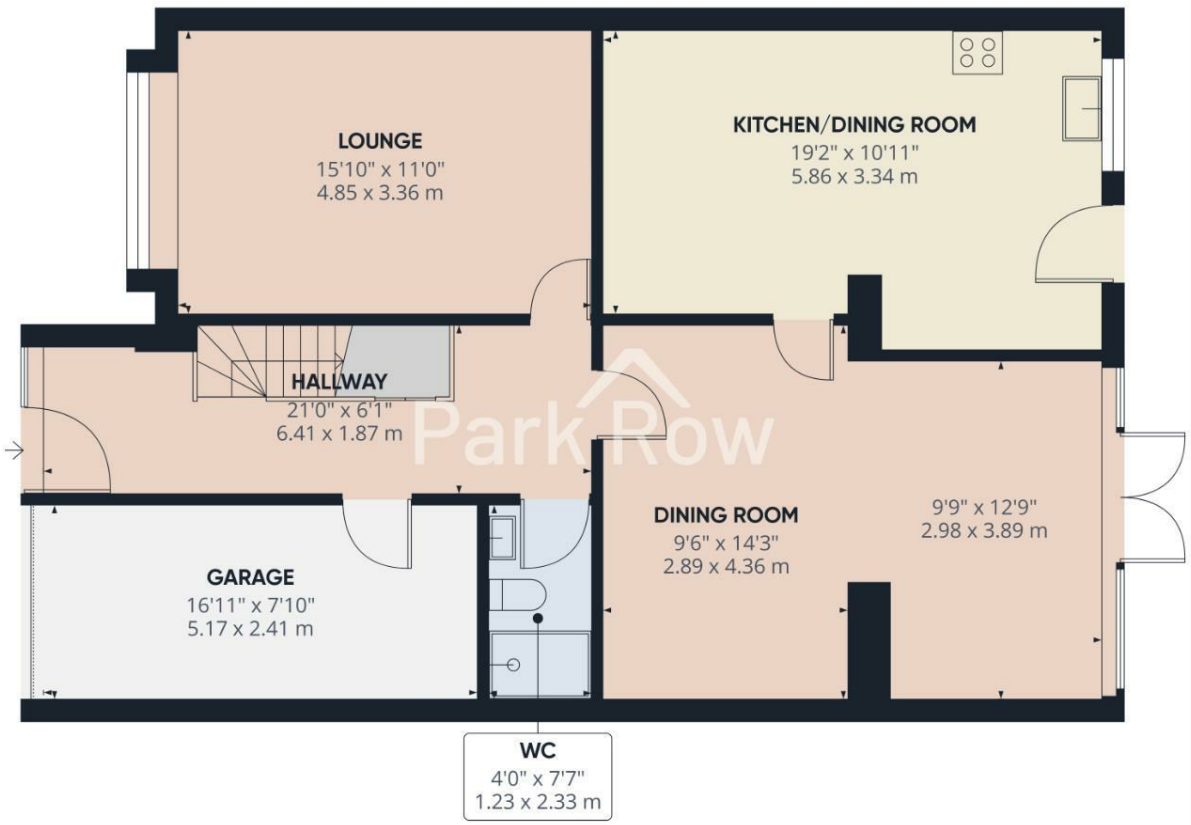
TENURE AND COUNCIL TAX

Tenure: Freehold
Local Authority: North Yorkshire Council
Tax Banding: D

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.



Floor 0 Building 1

Park Row

Approximate total area(1)

964 ft²

89.5 m²

(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.

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Floor 1 Building 1

Park Row

Approximate total area(1)

552 ft²

51.2 m²

(1) Excluding balconies and terraces

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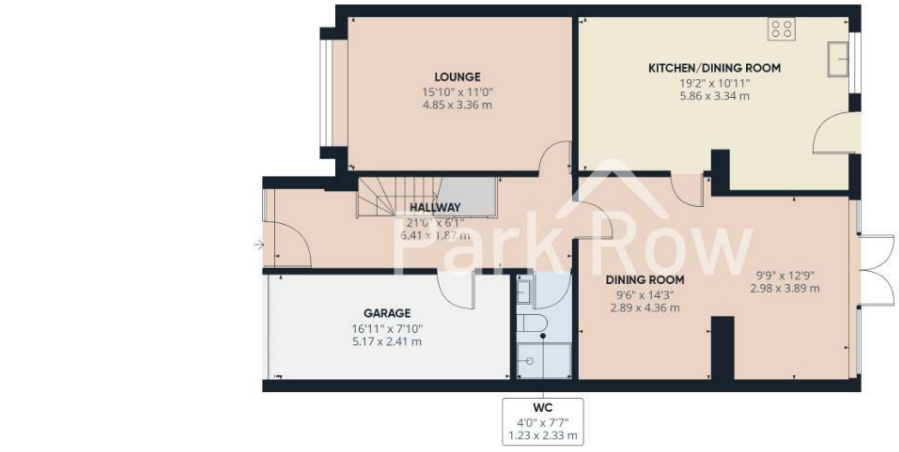

Floor 0 Building 1

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Park Row

Approximate total area(1)

1516 ft²

140.7 m²

(1) Excluding balconies and terraces

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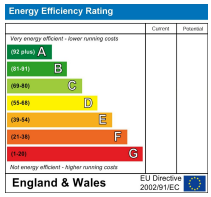

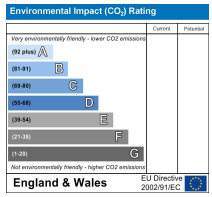

T 01977 681122
W www.parkrow.co.uk

34 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BA
sherburn@parkrow.co.uk

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