

Park Row

The proactive estate agent



Bedford Drive, Sherburn In Elmet, Leeds, LS25 6QH

Offers In Excess Of £230,000



****BEAUTIFULLY PRESENTED MID-TERRACE**THREE BEDROOMS**OFF STREET PARKING**ESTABLISHED ENCLOSED REAR GARDEN**DOWNSTAIRS W/C**MODERN BATHROOM**OPEN PLAN KITCHEN/DINING ROOM**PERFECT FOR FIRST TIME BUYERS OR 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!'



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INTRODUCTION

Nestled in the desirable Redrow estate on Bedford Drive, Sherburn In Elmet, this beautifully presented mid-terrace house is an ideal choice for first-time buyers or small families. Spanning 733 square feet, the property boasts three well-proportioned bedrooms and two bathrooms, ensuring ample space for comfortable living.

Upon entering, you are greeted by a lovely open-plan kitchen and dining area, perfect for family meals and entertaining guests. The inviting lounge features double doors that lead out to the rear garden, seamlessly blending indoor and outdoor living. The garden is a true delight, filled with an array of plants, flowers, and trees, creating a tranquil oasis. It offers plenty of space for outdoor seating, making it an excellent spot to enjoy the warm summer months.

The property also includes a convenient downstairs w/c, a modern bathroom, and ample storage cupboards, catering to all your practical needs. With off-road parking available for two vehicles, this home combines comfort and convenience in a sought-after location.

With a high EPC rating, this charming residence not only provides a lovely living space but also promotes energy efficiency. This property is a wonderful opportunity to settle in a friendly community, making it a must-see for those looking to establish their home in Sherburn In Elmet.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a green composite door with a double glazed diamond-shaped window within which leads into;

HALLWAY

15'10" x 3'4" (4.83 x 1.02)



Stairs which lead up to the first floor accommodation, an under-stairs storage cupboard, a central heating radiator, decorative wall panelling and internal doors which lead into;

W/C

5'8" x 3'1" (1.74 x 0.95)



An obscure double glazed window to the front elevation and includes; a close coupled w/c, a central heating radiator and a floating corner hand basin with chrome taps over and tiled splashback behind.

KITCHEN/DINING ROOM

15'2" x 8'2" (4.63 x 2.49)



Double glazed window to the front elevation with built in blinds, white gloss wall and base units, wooden-effect laminate worktop, built in oven, four ring gas hob with a built in extractor fan over and tiled splashback behind, stainless steel drainer sink with chrome taps over, space and plumbing for a washing machine, space for a freestanding fridge/freezer, a central heating radiator and space for a dining table and chairs.



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with double glazed windows to either side fitted with made to measure blinds which lead out to the rear garden.



LOUNGE
10'8" x 15'1" (3.26 x 4.62)



FIRST FLOOR ACCOMMODATION



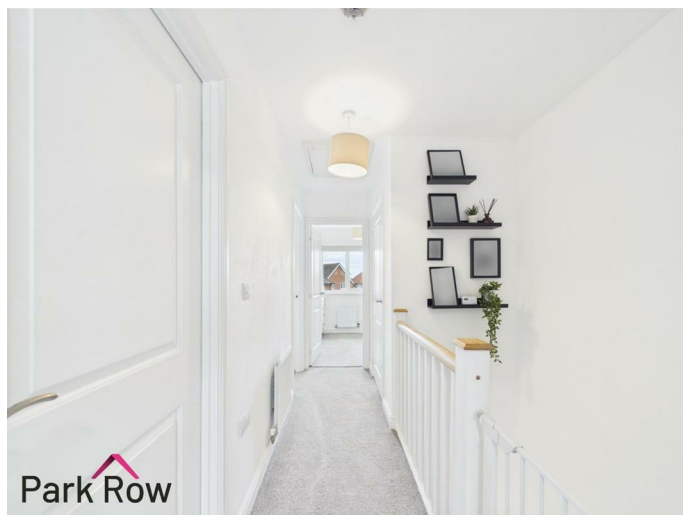
A central heating radiator and double glazed double doors



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LANDING

11'10" x 3'3" (3.62 x 1.00)



Loft access, a door which leads into a storage cupboard, a central heating radiator and internal doors which lead into;

BEDROOM ONE

14'7" x 7'5" (4.46 x 2.27)

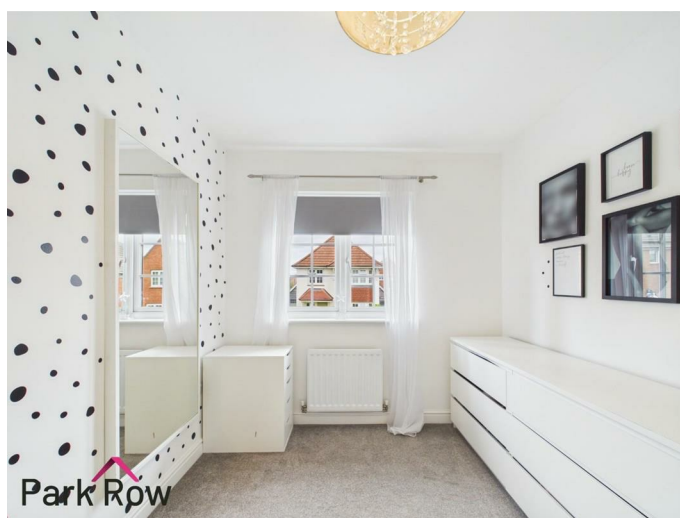


A double glazed window to the rear elevation and a central heating radiator.



BEDROOM TWO

11'3" x 8'0" (3.44 x 2.45)



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



BEDROOM THREE

7'11" x 7'6" (2.43 x 2.29)



A double glazed window to the rear elevation, central heating radiator and decorative wall panelling.



BATHROOM

5'9" x 6'10" (1.77 x 2.10)



An obscure double glazed window with fitted blinds to the front elevation and includes; a close coupled w/c, a floating hand basin with chrome taps over and tiled splashback behind, a chrome heated towel rail and a panel bath with a mains shower over and a glass shower screen.

EXTERIOR

FRONT



To the front of the property there is a tarmac driveway with space for parking, a storm porch over the entrance door, a paved pathway which leads to the entrance, borders filled with decorative stones and an outside light.



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REAR



Accessed via the double doors in the lounge where you will step out onto; a paved patio area with space for seating, a paved pathway which leads to a further paved patio area with more space for outdoor seating, a brick built planter filled with a mature tree, a border filled with mature plants and bushes, space for a storage, outdoor lighting, outside tap, perimeter wooden fencing to all three sides and the rest is mainly lawn.



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.

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.

OPENING HOURS

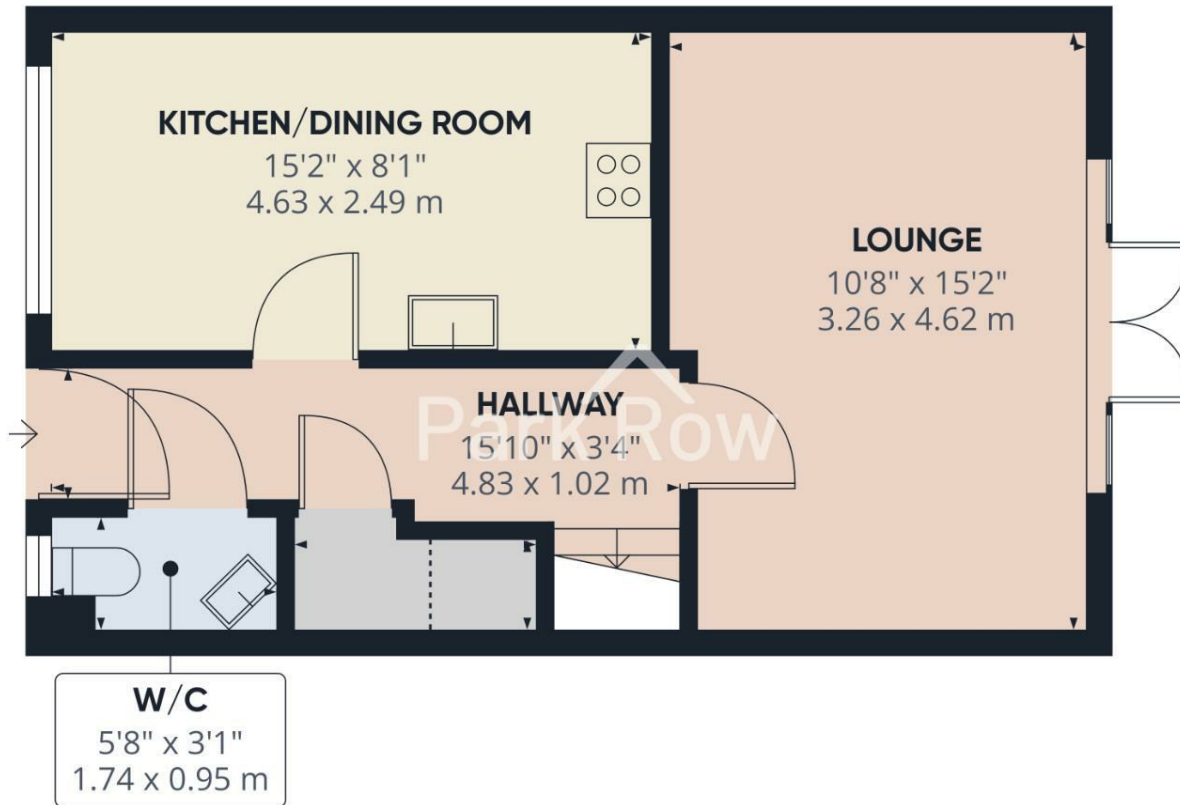
Mon - Fri 9.00am to 5.30pm
Saturday - 9.00am to 1pm
Sunday - CLOSED

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

SHERBURN IN ELMET - 01977 681122
SELBY - 01757 241124
GOOLE - 01405 761199
PONTEFRAC & CASTLEFORD - 01977 791133



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Approximate total area⁽¹⁾
388 ft²
36.1 m²

Reduced headroom
7 ft²
0.6 m²

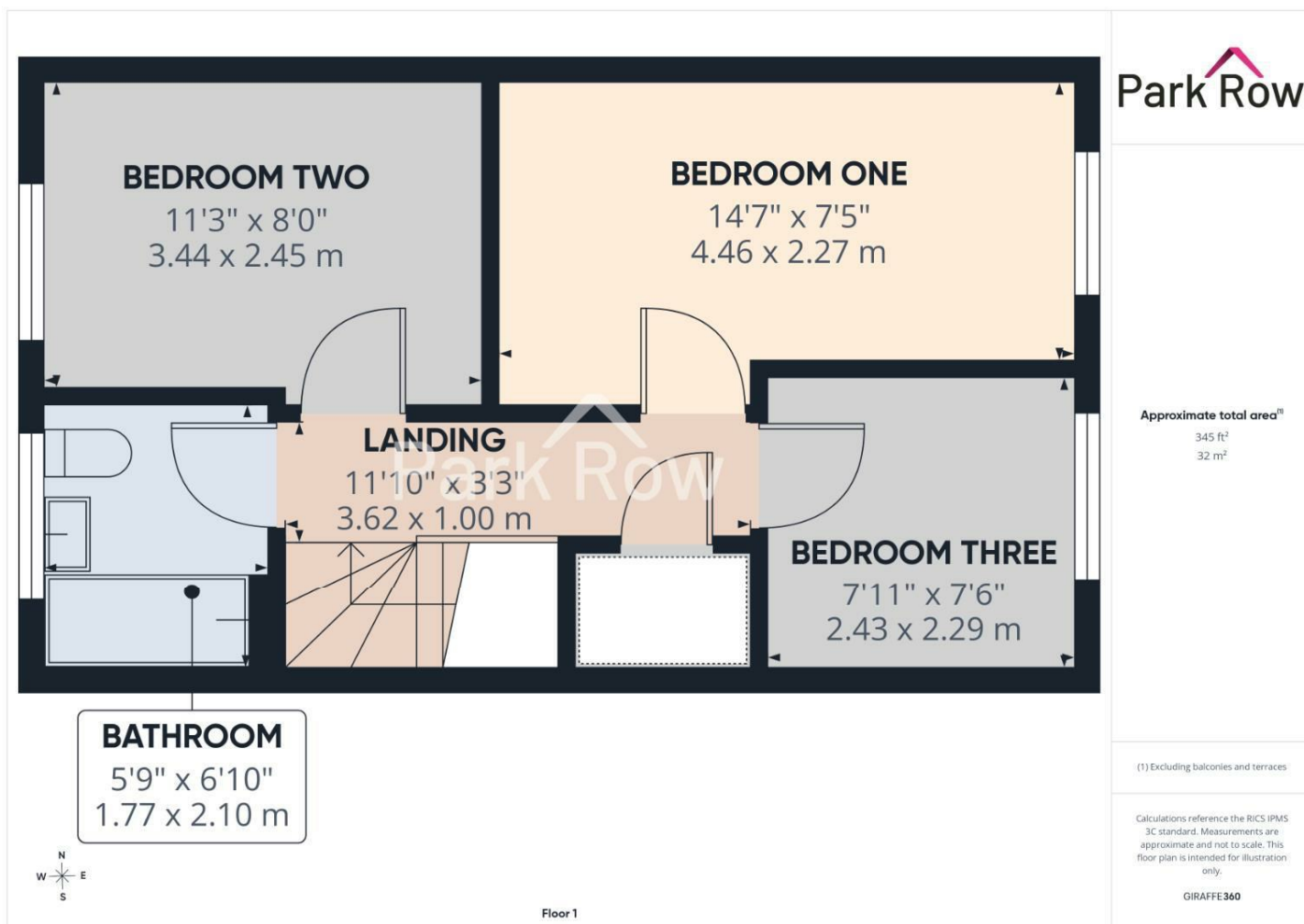
(1) Excluding balconies and terraces.

Reduced headroom:
..... Below 5 ft/1.5 m

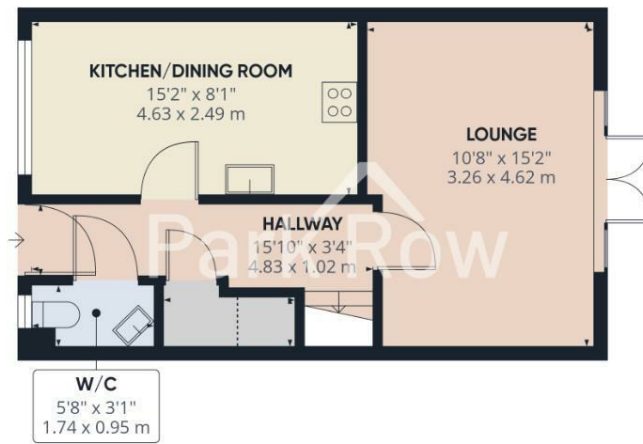
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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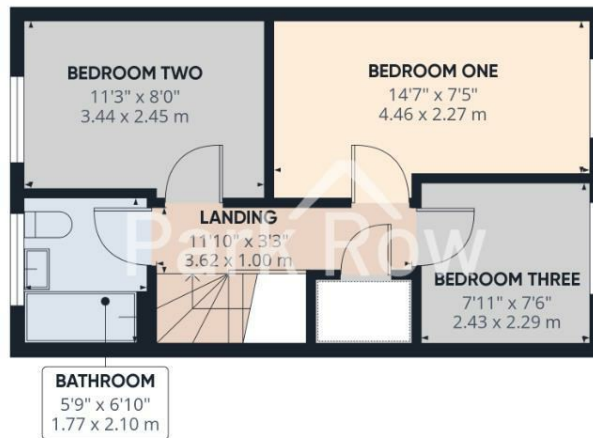
Floor 0



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Floor 0



Floor 1

Park Row

Approximate total area⁽¹⁾
733 ft²
68.1 m²

Reduced headroom
7 ft²
0.6 m²

(1) Excluding balconies and terraces.

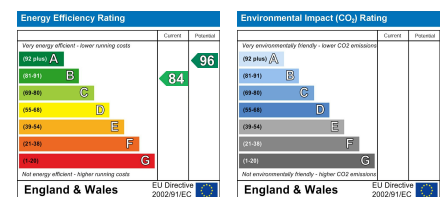
Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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