

# Park Row

The proactive estate agent



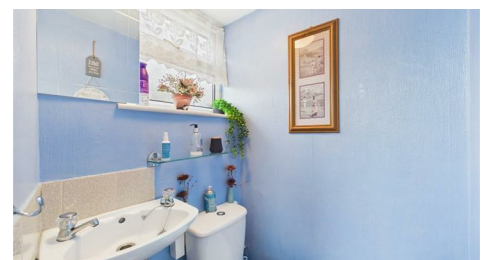
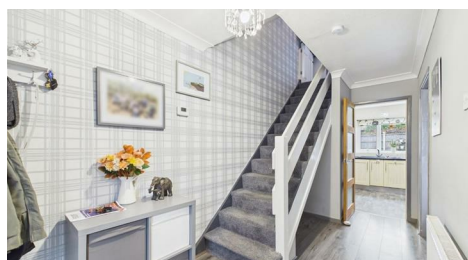
**Eversley Garth Crescent, Sherburn In Elmet, LS25 6DL**

**Offers In Excess Of £350,000**



**\*\*DETACHED HOME\*\*FOUR BEDROOMS\*\*AMPLE OFF STREET PARKING\*\*SPACIOUS ENCLOSED REAR GARDEN\*\*TWO GARAGES\*\*DOWNSTAIRS W/C\*\*PERFECT FAMILY 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!'**



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## INTRODUCTION

Nestled in the charming locale of Eversley Garth Crescent, Sherburn In Elmet, this delightful four-bedroom detached house presents an ideal opportunity for families and first-time buyers alike. Spanning an impressive 1,438 square feet, the property boasts two generously sized reception rooms that create a warm and inviting atmosphere, perfect for entertaining guests or enjoying family time.

The well-appointed kitchen and dining area provide a functional space for daily living, while the four bedrooms offer ample room for relaxation and privacy. The property features a single bathroom and a downstairs w/c, ensuring convenience for all residents.

One of the standout features of this home is the enclosed garden, which provides a safe and spacious outdoor area for children to play or for hosting summer gatherings. Additionally, the property includes two garages, offering excellent storage solutions or the potential for a workshop.

Parking is a breeze with space available for multiple vehicles, making it ideal for families with multiple cars. This home is not only practical but also perfectly situated in a friendly neighbourhood, making it a wonderful place to settle down.

In summary, this four-bedroom detached house on Eversley Garth Crescent is a fantastic choice for those seeking a spacious and inviting family home in a lovely community. Don't miss the chance to make this property your own.

## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a uPVC door with obscured glass panels which leads into;

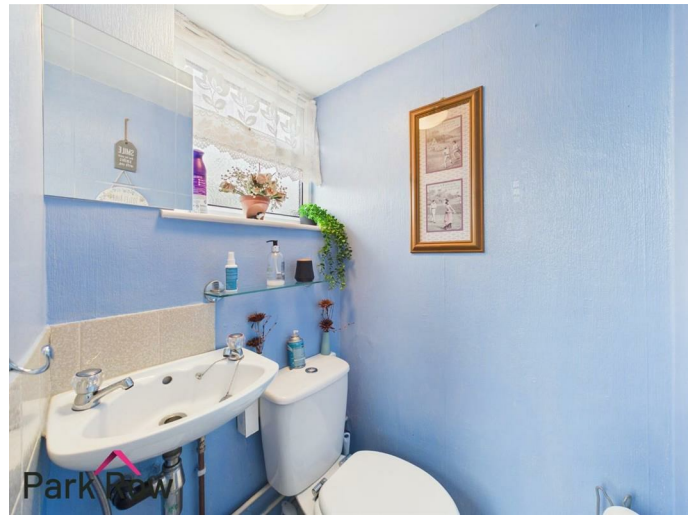
### PORCH

4'5" x 3'2" (1.35 x 0.97)

An obscure double glazed window to the side elevation, an internal wooden door which leads into the entrance hallway and a white wooden internal door which leads into;

## DOWNSTAIRS W/C

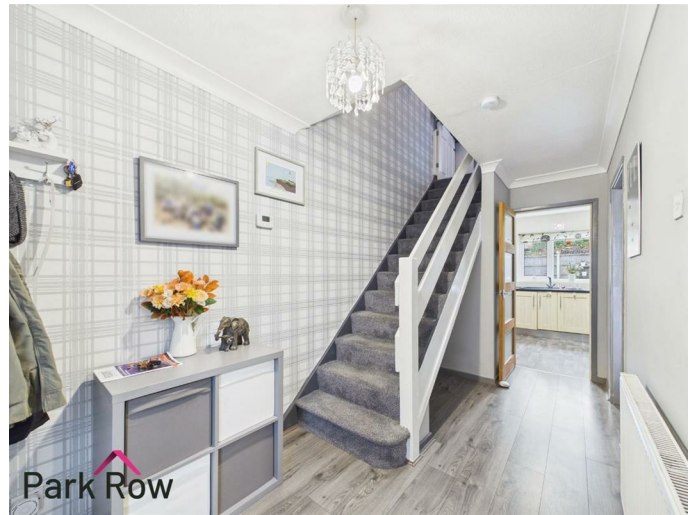
3'6" x 3'4" (1.07 x 1.03m)



Obscure double glazed window to the front elevation and includes; a white close coupled w/c, a floating hand basing with chrome taps over and a central heating radiator.

## ENTRANCE HALLWAY

14'2" x 6'5" (4.34 x 1.96)



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



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## LIVING ROOM

23'4" x 10'9" (7.13 x 3.29m)



A double glazed window to the front elevation, two central heating radiators, a fire set within a fireplace with a tiled hearth and a wooden surround plus a double glazed double door which leads out to the rear garden.



## KITCHEN

8'8" x 8'5" (2.65 x 2.58)



A double glazed window to the rear elevation, wooden shaker-style wall and base units with black laminate worktops, black one and a half drainer sink with chrome taps over, space and plumbing for a washing machine, space for a freestanding cooker with a built in extractor fan over, tiled splashback, a door which leads into a cupboard with space and electrics for a freestanding fridge/freezer plus a further door which leads into;



## DINING ROOM

17'5" x 10'7" (5.31 x 3.25)



A double glazed window to the side and rear elevation, two central heating radiators, uPVC door which leads out to the spacious rear garden, a door which leads to the garage and a wooden door which leads into;



## BEDROOM FOUR/OFFICE

9'6" x 9'4" (2.90 x 2.87)



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



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## FIRST FLOOR ACCOMODATION

### LANDING

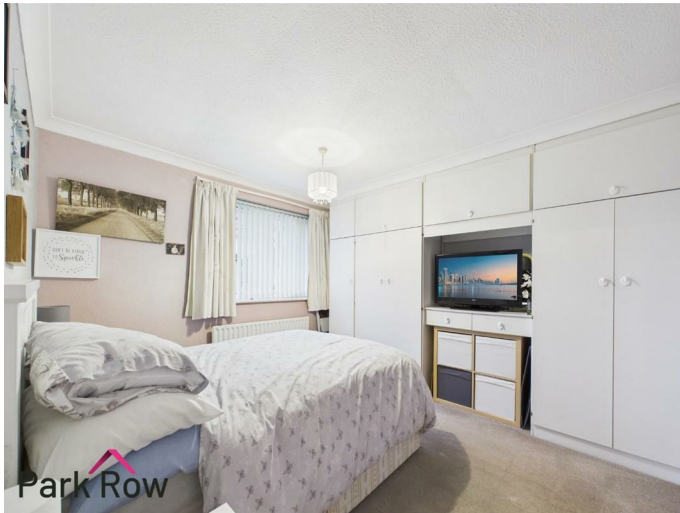
8'6" x 6'10" (2.60 x 2.09)



A double glazed window to the side elevation, loft access and internal doors which lead into;

### BEDROOM ONE

11'6" x 10'6" (3.52 x 3.21)

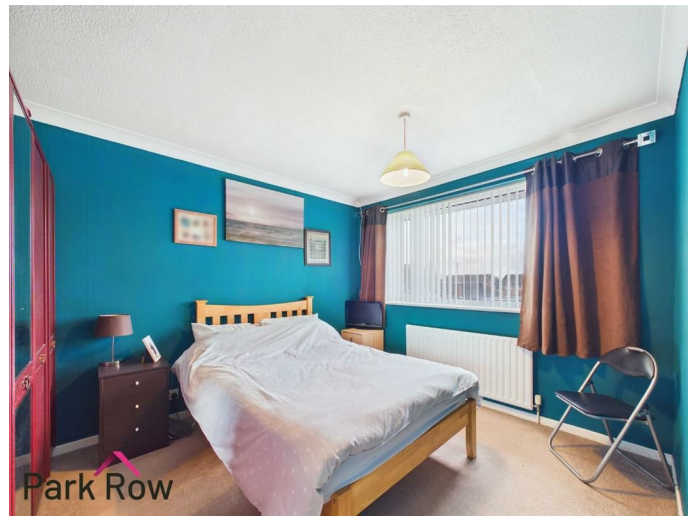


A double glazed window to the rear elevation, a central heating radiator and white wooden full wall width fitted wardrobes.

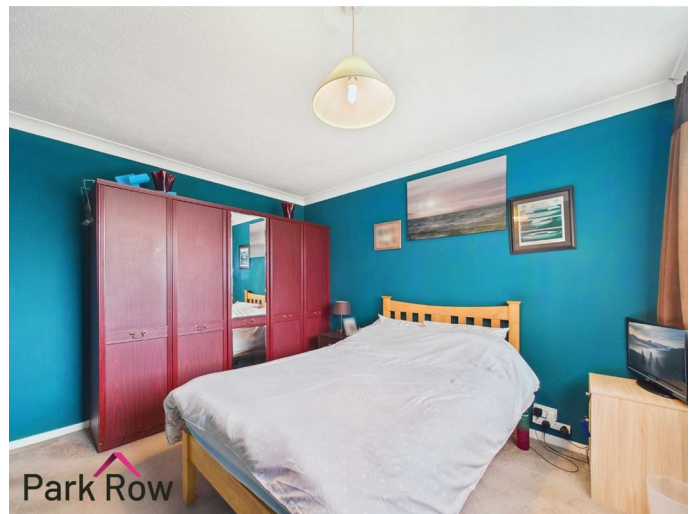


### BEDROOM TWO

11'9" x 9'7" (3.59 x 2.94)



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



### BEDROOM THREE

8'9" x 7'9" (2.68 x 2.38)



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



### MAIN BATHROOM

6'8" x 5'6" (2.04 x 1.69)



Obscure double glazed window to the rear elevation and a white suite comprising; a close coupled w/c, a pedestal hand basin with chrome taps over, enclosed corner mains shower with curved sliding doors, white heated towel radiator and is fully tiled floor to ceiling.

### EXTERIOR

#### FRONT



To the front of the property there's a block paved driveway with parking for multiple vehicles, wooden fencing to both sides, a wooden pedestrian gate which leads into the rear garden, access into both garages and a small dwarf wall to the front.



## REAR



Accessed via the gate at the front of the property, the door in the dining room or through the double doors in the lounge where you will step out onto; a paved area with space for seating, a paved pathway, a block paved pathway which leads to a block paved area with space for seating, a curved brick built planter to the left hand side filled with mature shrubs and bushes, a further curved brick built planter filled with artificial grass, space for an outdoor shed, perimeter wooden fencing to all three sides and the rest is mainly lawn.



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## **GARAGE ONE**

17'8" x 12'10" (5.41 x 3.92)

Accessed via an up and over door from the driveway or through the door in the dining room and includes; power, lighting, ample storage and access to garage two.

## **GARAGE TWO**

17'10" x 8'10" (5.44 x 2.71)

Accessed via a black up and over door from the driveway and includes; power, lighting and lots of 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  
PONTEFRAC & 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.



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**Approximate total area<sup>(1)</sup>**  
1099 ft<sup>2</sup>  
102.1 m<sup>2</sup>

**Reduced headroom**  
14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

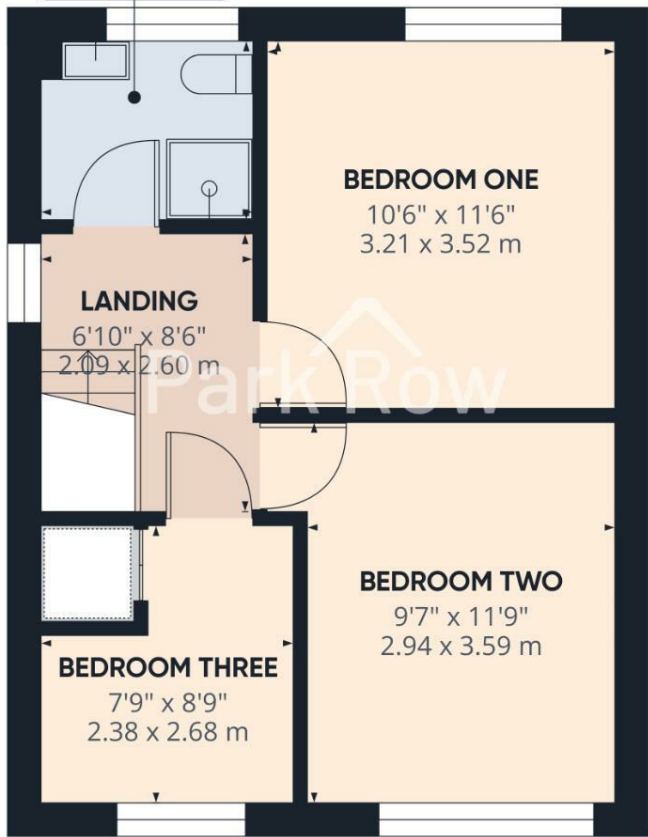
(1) Excluding balconies and terraces

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.

**GIRAFFE360**

**BATHROOM**  
6'8" x 5'6"  
2.04 x 1.69 m



**BEDROOM ONE**  
10'6" x 11'6"  
3.21 x 3.52 m

**LANDING**  
6'10" x 8'6"  
2.09 x 2.60 m

**BEDROOM TWO**  
9'7" x 11'9"  
2.94 x 3.59 m

**BEDROOM THREE**  
7'9" x 8'9"  
2.38 x 2.68 m



Floor 1



Approximate total area<sup>(1)</sup>  
384 ft<sup>2</sup>  
35.7 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.

GIRAFFE360



**T** 01977 681122  
**W** www.parkrow.co.uk

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sherburn@parkrow.co.uk

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(82 plus) <b>A</b>		
(81-91) <b>B</b>				(71-81) <b>B</b>			
(69-80) <b>C</b>				(59-70) <b>C</b>			
(55-68) <b>D</b>				(49-58) <b>D</b>			
(46-54) <b>E</b>				(39-48) <b>E</b>			
(31-45) <b>F</b>				(29-38) <b>F</b>			
(13-30) <b>G</b>				(17-28) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	64	72	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	71	76



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