

# Park Row

The proactive estate agent



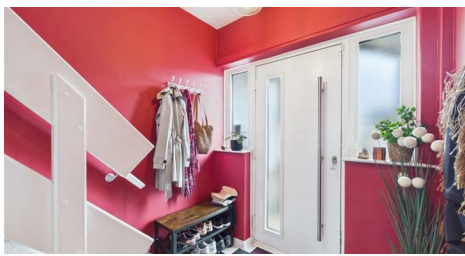
**Low Street, Sherburn In Elmet, Leeds, LS25 6BA**

**Offers In Excess Of £280,000**



**\*\*SEMI DETACHED HOME\*\*THREE BEDROOMS\*\*ENCLOSED REAR GARDEN\*\*GARAGE\*\*WORKSHOP\*\*OFF STREET PARKING FOR MULTIPLE VEHICLES\*\***

**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 village of Sherburn In Elmet, this delightful semi-detached home on Low Street offers a perfect blend of comfort and convenience. Spanning an impressive 1,278 square feet, the property features three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The layout flows seamlessly, ensuring that every corner of the home is utilised effectively. The property boasts a well-appointed bathroom, catering to the needs of modern living.

One of the standout features of this home is the enclosed rear garden, providing a private outdoor space for children to play or for hosting summer gatherings. Additionally, the garden includes a garage and workshop, offering ample storage and workspace for hobbies or DIY projects.

Parking is a breeze with off-street parking available for multiple vehicles, ensuring that you and your guests will never be short of parking options.

Situated in the sought-after area of Sherburn In Elmet, this property benefits from a friendly community atmosphere and is conveniently located near local amenities, schools, and transport links. This home presents an excellent opportunity for those looking to settle in a peaceful yet accessible location. Don't miss the chance to make this lovely property your own.

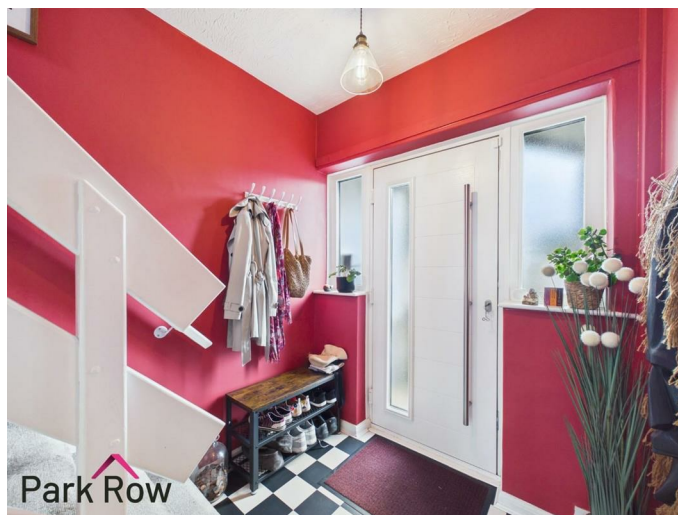
## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a grey composite door with a double glazed obscure window within and two double glazed obscure windows to each side which leads into;

### HALLWAY

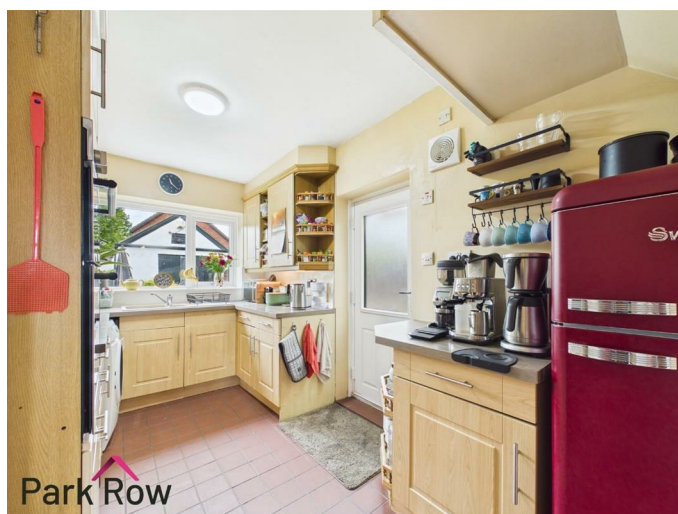
6'2" x 9'2" (1.90 x 2.81)



Central heating radiator, stairs which lead up to the first floor accommodation, a door which leads into under-stairs storage space and a further internal door which leads into;

### KITCHEN

7'5" x 13'2" (2.27 x 4.03)



Double glazed window to the rear elevation, wooden shaker-style base and wall units, laminate worktop, one and a half drainer sink with a chrome mixer tap over, electric hob with a built in extractor fan over and stainless steel back splash, built in double oven, space and plumbing for a washing machine, space for a free standing fridge/freezer, white composite door with a double glazed obscure window within which leads out to the side of the property plus an internal door which leads into;



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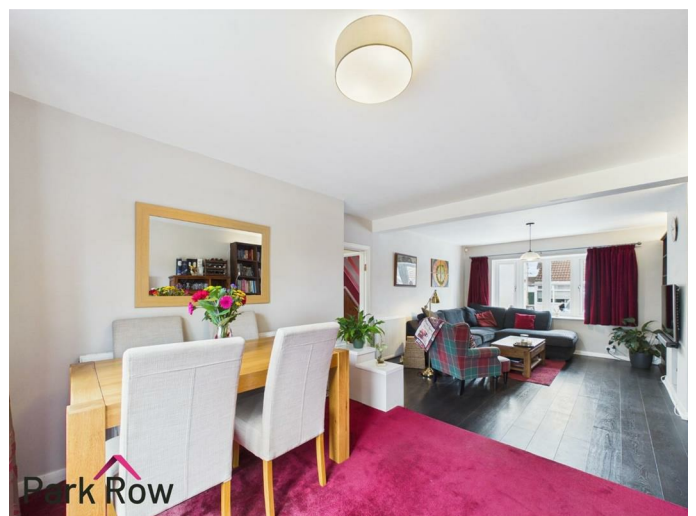
heating radiators, built in shelving and electrics for a wall mounted TV within the wall, a raised carpeted area and double glazed double doors which lead out to the rear garden.



## LOUNGE/DINING ROOM 12'3" x 25'6" (3.75 x 7.78)



Double glazed bay window to the front elevation, two central

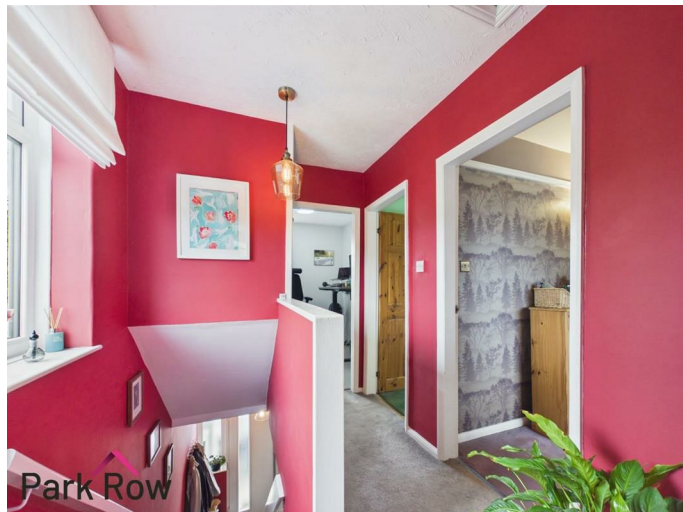


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## FIRST FLOOR ACCOMMODATION

### LANDING

6'2" x 8'9" (1.89 x 2.67)



Double glazed window to the side elevation, central heating radiator, loft access, a door which leads into over-stairs storage space and further internal doors which lead into;

### BEDROOM ONE

10'0" x 13'0" (3.07 x 3.97)

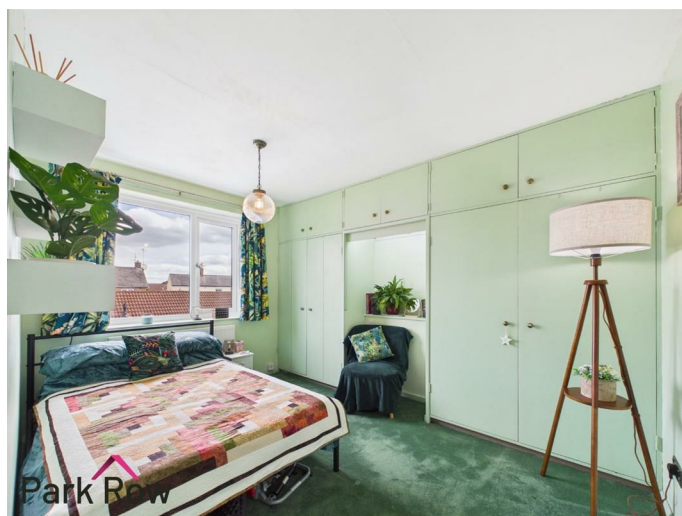


Double glazed window to the rear elevation, central heating radiator and built in wooden wardrobes.



### BEDROOM TWO

7'9" x 12'3" (2.38 x 3.75)



Double glazed window to the front elevation, central heating radiator and a mixture of built in cupboards and wardrobes spanning the full width of the room.



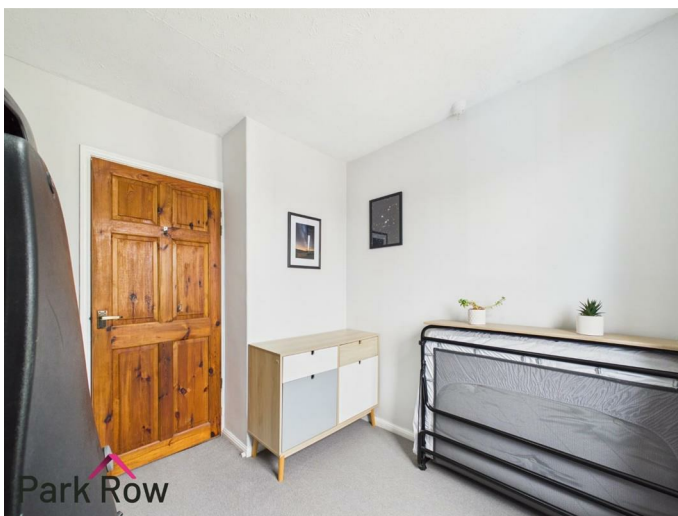
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**BEDROOM THREE**  
8'9" x 8'6" (2.69 x 2.60)



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



## BATHROOM

6'8" x 7'4" (2.04 x 2.26)



Double glazed obscure window to the rear elevation and includes; a hand basin with a chrome mixer tap over set within a white gloss unit with drawer storage, close-coupled w/c, grey heated towel rack, panel bath with a mains shower over and a glass shower screen plus a cupboard with space for storage.

## EXTERIOR

### FRONT



To the front of the property there is a concrete driveway with space for parking multiple vehicles, electrics for an EV charger, a wooden fence to the left hand side, a black metal vehicle gate which leads down the side of the property to the rear garden, access into the kitchen via the door at the side of the property and perimeter stone wall with wooden fencing above to the right hand side.



## REAR



Accessed via the the black metal gate, the side door in the kitchen or the double doors in the lounge/dining room where you will step out onto; a concrete patio area with space for seating, borders filled with mature bushes and shrubs, access into the garage, a paved patio area with more space for seating, brick built raised planters, a brick built pond, a perimeter brick wall with fencing above to both sides and the rest is mainly lawn.



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## GARAGE

12'5" x 16'0" (3.81 x 4.88)

Accessed via black wooden double doors from the driveway and includes; two double glazed obscure windows to the side elevation, lighting and electric, space for storage and a door which leads into;

## WORKSHOP

12'7" x 15'1" (3.84 x 4.60)

A double glazed window to the side elevation, worktops with space for storage, lighting and electrics.

## 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: 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.

## VIEWINGS

Strictly by appointment with the sole agents.

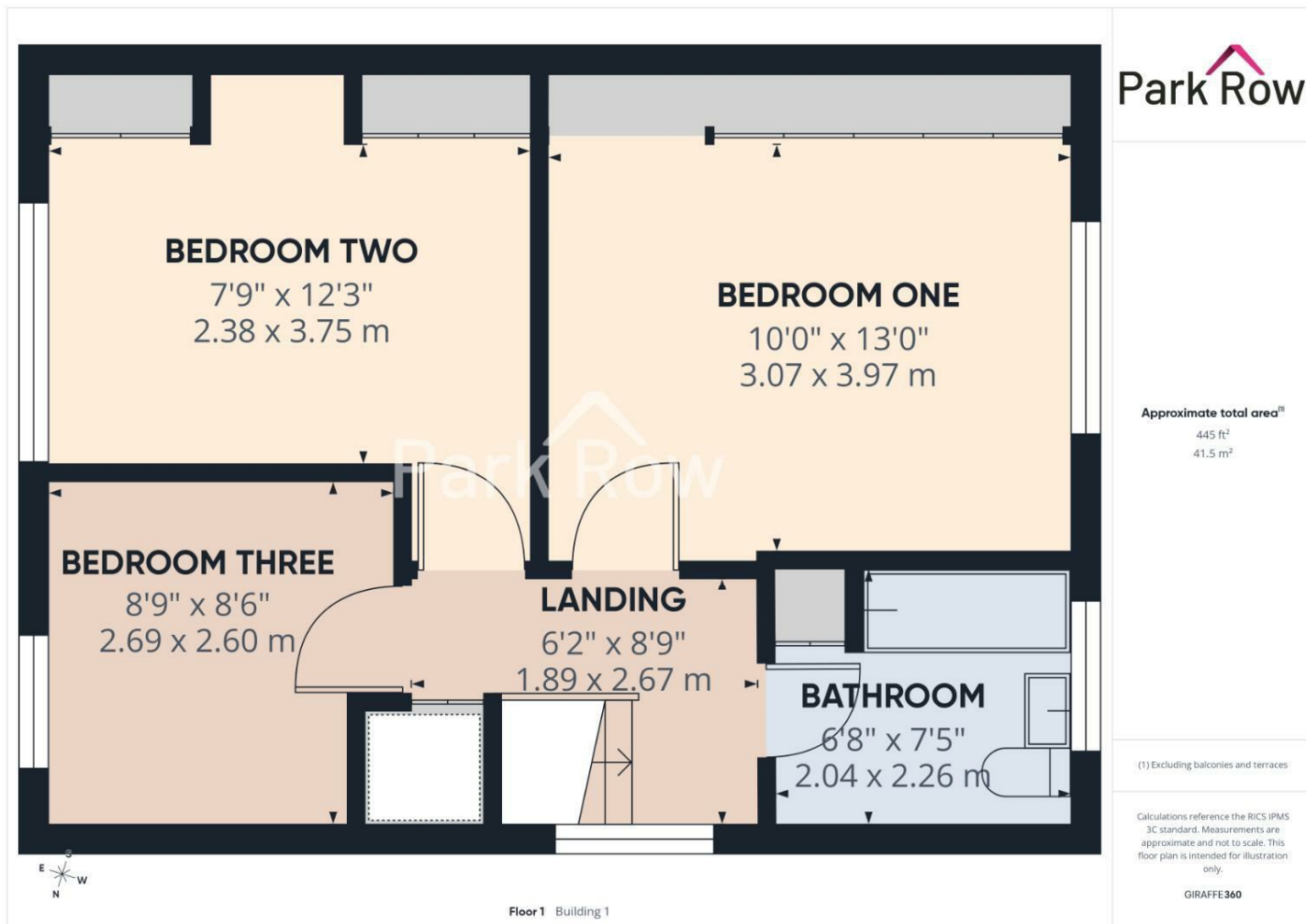
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



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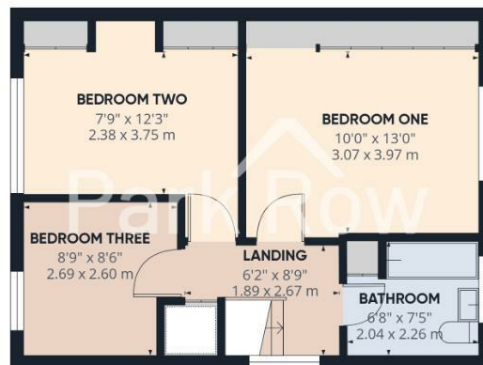


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Floor 0 Building 1



Floor 1 Building 1

**Park Row**

**Approximate total area<sup>(1)</sup>**

910 ft<sup>2</sup>

84.6 m<sup>2</sup>

**Reduced headroom**

8 ft<sup>2</sup>

0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

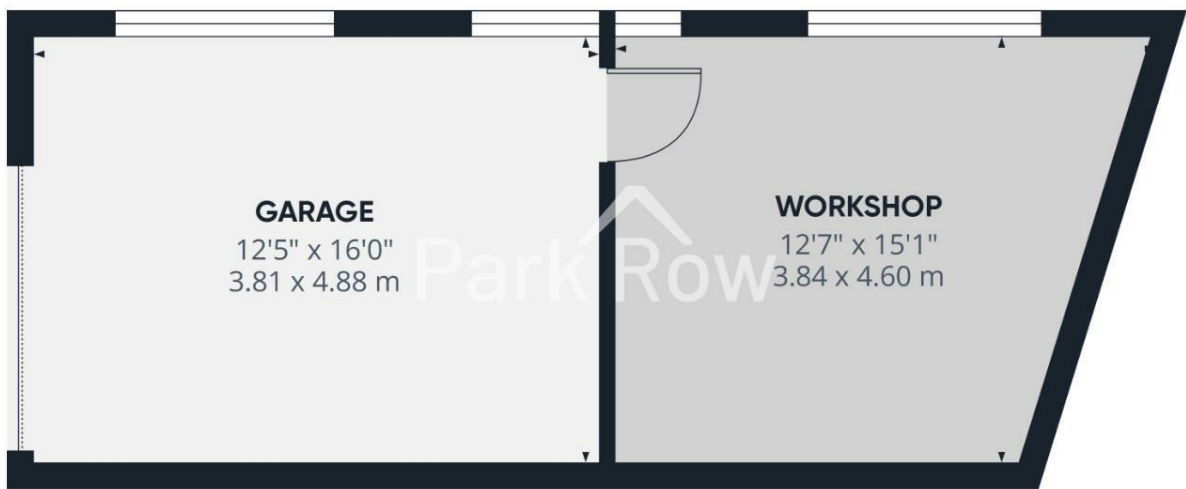
Below 5 ft/1.5 m

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

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Approximate total area<sup>(1)</sup>  
368 ft<sup>2</sup>  
34.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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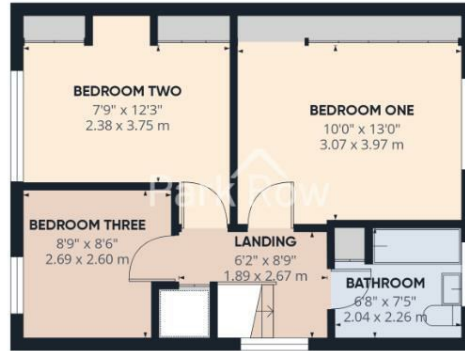
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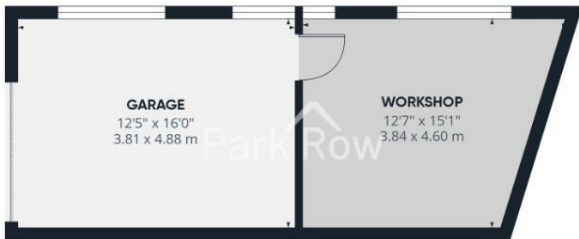
Floor 0 Building 2



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Park Row**

**Approximate total area<sup>(1)</sup>**  
1278 ft<sup>2</sup>  
118.8 m<sup>2</sup>

**Reduced headroom**  
8 ft<sup>2</sup>  
0.7 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.

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[sherburn@parkrow.co.uk](mailto:sherburn@parkrow.co.uk)

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| 94-100% <b>A</b>                            |         |           | 82-91% <b>A</b>                                                 |         |           |
| 81-93% <b>B</b>                             |         |           | 69-81% <b>B</b>                                                 |         |           |
| 69-80% <b>C</b>                             |         |           | 55-68% <b>C</b>                                                 |         |           |
| 55-68% <b>D</b>                             |         |           | 41-54% <b>D</b>                                                 |         |           |
| 41-54% <b>E</b>                             |         |           | 27-40% <b>E</b>                                                 |         |           |
| 27-40% <b>F</b>                             |         |           | 13-26% <b>F</b>                                                 |         |           |
| 13-26% <b>G</b>                             |         |           | 1-12% <b>G</b>                                                  |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |



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