Park Row

The proactive estate agent



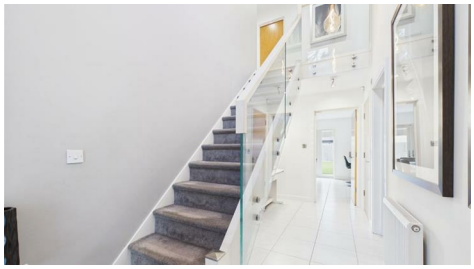
Fairfield Link, Sherburn In Elmet, Leeds, LS25 6LT

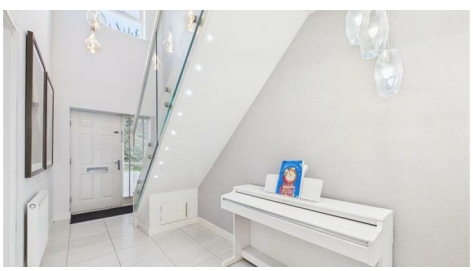
Offers In Excess Of £525,000

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STONE BUILT DETACHED HOMEFIVE BEDROOMS**INTEGRAL DOUBLE GARAGE**OFF STREET PARKING**ENCLOSED REAR GARDEN**TWO EN-SUITES**DOWNSTAIRS W/C**BEAUTIFUL OPEN PLAN KITCHEN/DINING/LIVING ROOM**DOUBLE HEIGHT ENTRANCE HALLWAY**EV-CAR CHARGER**

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 area of Fairfield Link, Sherburn In Elmet, Leeds, this stunning stone-built detached family home offers an impressive 2,057 square feet of living space, perfect for modern family life. With five well-proportioned bedrooms, including four generous bedrooms and two with en-suite bathrooms, this property provides ample accommodation for families of all sizes.

As you enter, you are greeted by a spacious hallway that sets the tone for the lovely features found throughout the home. The heart of the house is undoubtedly the stunning open plan kitchen, dining, and living room, which boasts double doors that seamlessly connect to the expansive rear garden, creating an ideal space for entertaining or enjoying family gatherings. The kitchen is designed with both style and functionality in mind, making it a delightful space for culinary enthusiasts.

In addition to the main living areas, the property includes a convenient utility room and a downstairs w/c, enhancing the practicality of everyday living. The modern family bathroom upstairs is thoughtfully designed, ensuring comfort for all family members.

For those with vehicles, the property offers an integral double garage along with off-street parking for up to three vehicles, providing both convenience and security.

This beautiful family home in Sherburn In Elmet is not just a house; it is a place where cherished memories can be made. With its blend of modern amenities and charming features, it is a must-see for anyone seeking a spacious and inviting home in a desirable location.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a grey composite door which leads into;

DOUBLE HEIGHT ENTRANCE HALLWAY

6'4" x 15'8" (1.94 x 4.79)



A double glazed tall window to the front elevation, a higher level double glazed window to the front elevation, stairs which lead up to the first floor accommodation with a white wooden balustrade and glass panels within plus LED lighting underneath, feature lighting pendants to the ceiling, a central heating radiator, tiled flooring and internal doors which lead into;



W/C
5'9" x 4'8" (1.76 x 1.44)



Central heating radiator, pedestal hand basin with a chrome tap over, tiled back splash and a close-coupled w/c.

LOUNGE
12'2" x 19'2" (3.73 x 5.85)



A double glazed window to the front elevation and a white vertical radiator.



KITCHEN/DINING/LIVING ROOM
35'3" x 12'7" (10.75 x 3.84)



Two double glazed windows to the rear elevation, white wooden base and wall units, laminate worktop, stainless steel drainer sink with a chrome tap over, electric hob with a built in extractor fan over, integrated oven, integrated fridge/freezer, built-in wooden-effect tall cupboards with space for storage, double glazed double doors with two double glazed windows to either side which lead out to the rear garden, a central heating radiator and an internal door which leads into;











UTILITY ROOM
5'10" x 6'11" (1.79 x 2.12)

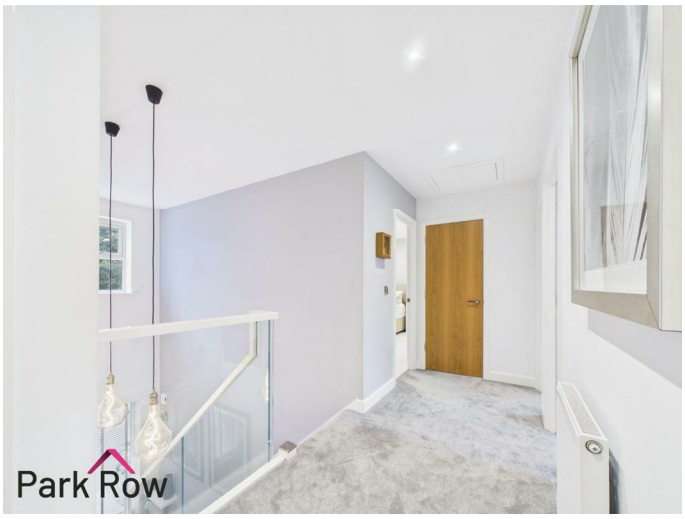


Central heating radiator, white wooden base and wall units,

laminate worktop, stainless steel drainer sink with a chrome tap over, space and plumbing for a free standing washing machine and a white composite door with a double glazed window within which leads out to the side of the property.

FIRST FLOOR ACCOMMODATION

LANDING
15'8" x 4'8" (4.78 x 1.44)



A central heating radiator, loft hatch access, a door which leads into a storage cupboard and further internal doors which lead into;



BEDROOM ONE
13'8" x 16'2" (4.19 x 4.95)



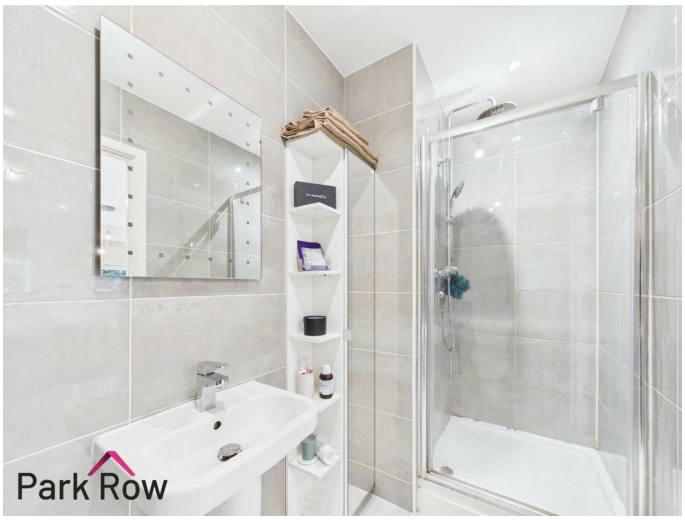
Two double glazed windows to the front elevation, built-in wardrobe with mirrored sliding doors, a central heating radiator and an internal door which leads into;



EN-SUITE
10'4" x 4'3" (3.16 x 1.32)



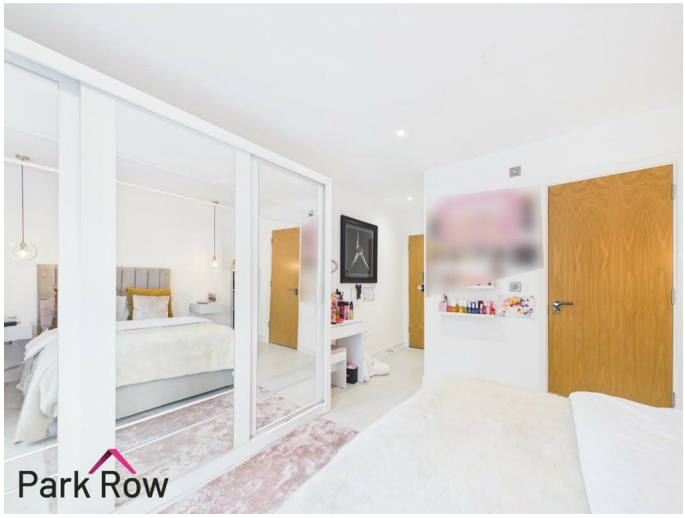
Pedestal hand basin with a chrome tap over, close-coupled w/c, chrome towel radiator, floor-to-ceiling, extractor fan tiles and a fully tiled mains shower with a glass shower screen.



BEDROOM TWO
12'2" x 12'0" (3.72 x 3.67)



A double glazed window to the front elevation, central heating radiator and an internal door which leads into;



EN-SUITE
8'5" x 3'10" (2.58 x 1.19)



Obscure double glazed window to the side elevation, pedestal hand basin with a chrome tap over, close-coupled w/c, floor-to-ceiling tiles, heated chrome towel rack and a fully tiled mains shower with a glass shower screen.

BEDROOM THREE
11'9" x 10'3" (3.60 x 3.13)



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



BEDROOM FOUR
11'1" x 10'10" (3.38 x 3.32)



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



OFFICE/BEDROOM FIVE
11'5" x 7'4" (3.48 x 2.25)



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



BATHROOM
8'5" x 6'4" (2.58 x 1.95)



Obscure double glazed window to the side elevation, pedestal hand basin with a chrome tap over, close-coupled w/c, floor-to-ceiling tiles, heated chrome towel rack, a panel bath with a fully tiled 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, access into the garage, a paved area leading to the entrance door, outdoor lighting, two paved pathways which lead to the rear garden, borders filled with decorative stones and the rest is mainly lawn.

REAR



Accessed via the double doors in the kitchen/dining/living room, the door in the utility or via both pathways at the front of the property where you will step out onto;, a paved patio area with space for outdoor seating, a paved pathway which leads all around the border of the garden to a further paved patio area, perimeter wooden fencing to all three sides and the rest is mainly lawn.



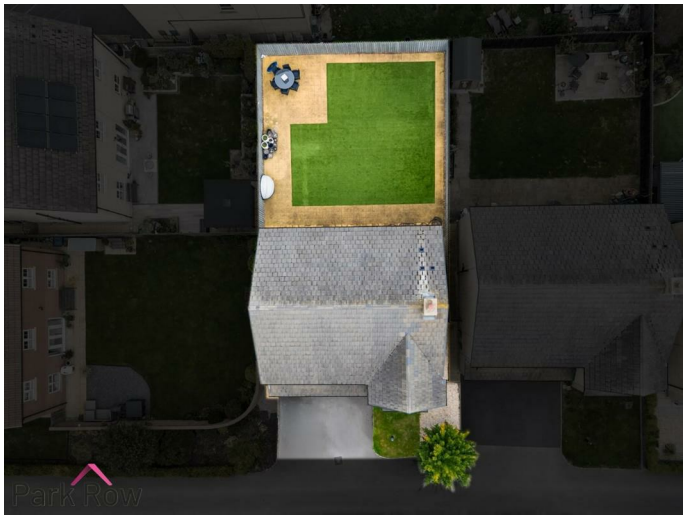


GARAGE

15'5" x 19'8" (4.72 x 6.01)

Accessed via the grey up-and-over door from the driveway and includes; lighting, electrics 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

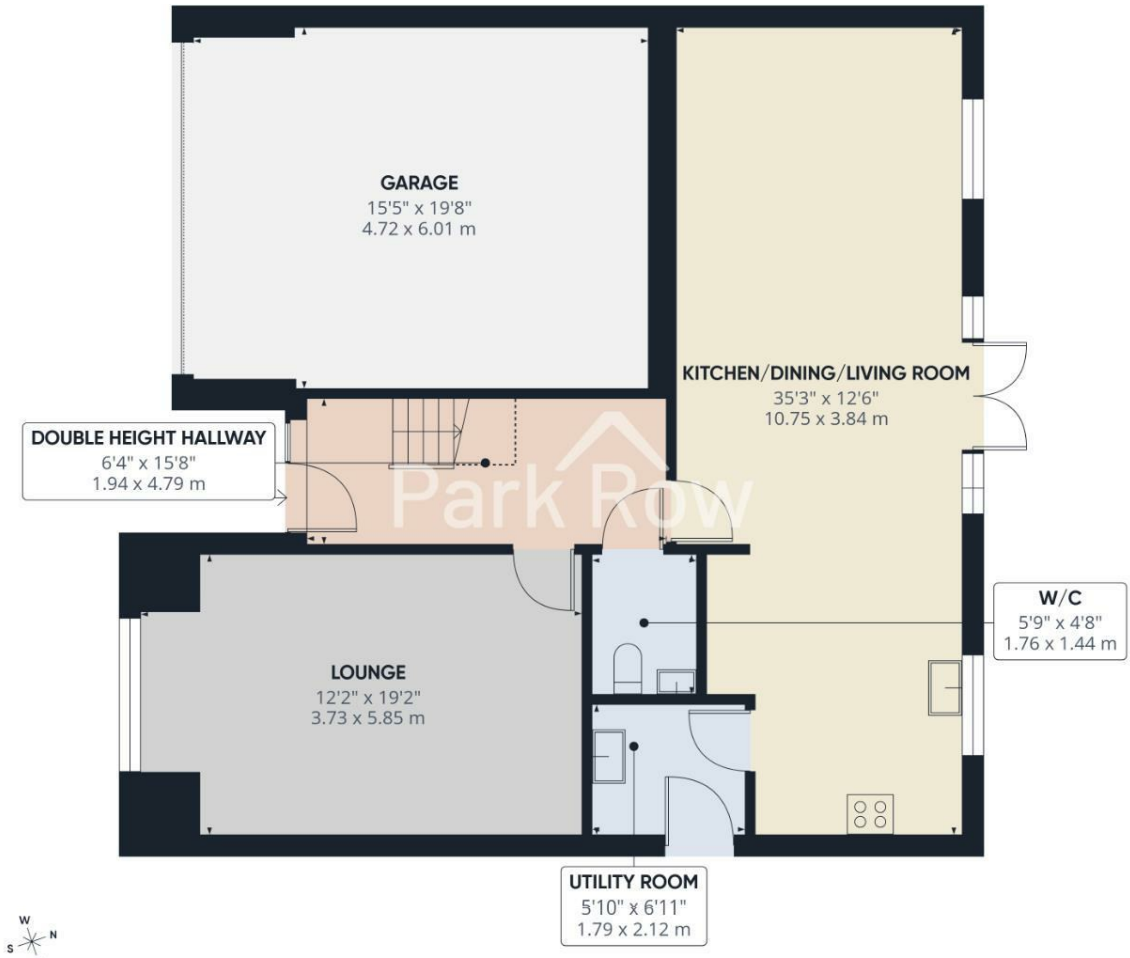
TENURE AND COUNCIL TAX

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

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.



Park Row

Approximate total area[1]

1125 ft²

104.5 m²

Reduced headroom

10 ft²

0.9 m²

(1) Excluding balconies and terraces

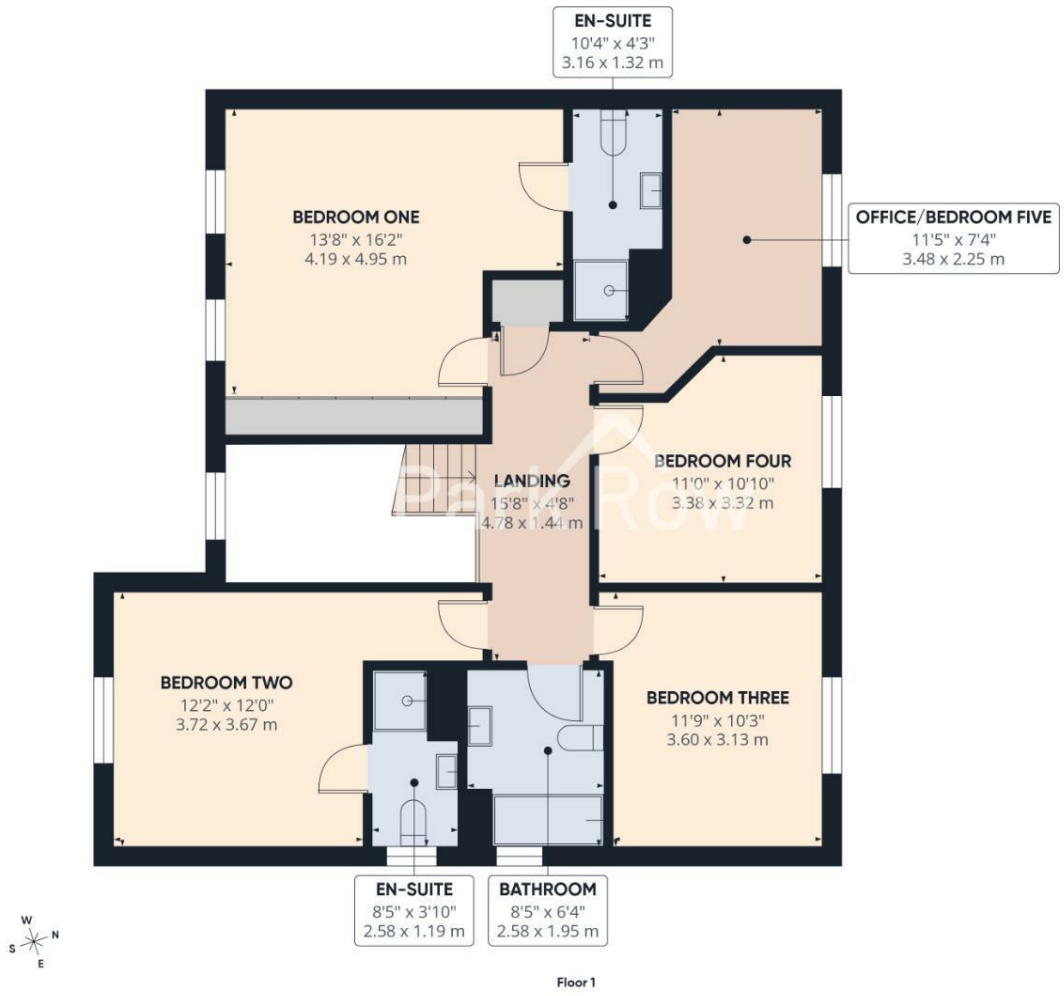
Reduced headroom

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 1

Park Row

Approximate total area(1)

932 ft²

86.5 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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Park Row

Approximate total area[1]

2057 ft²

191 m²

Reduced headroom

10 ft²

0.9 m²

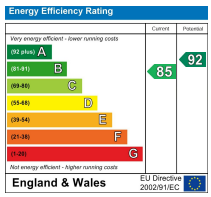
(1) Excluding balconies and terraces

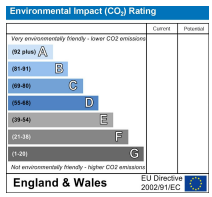
Reduced headroom

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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