

Park Row

The proactive estate agent



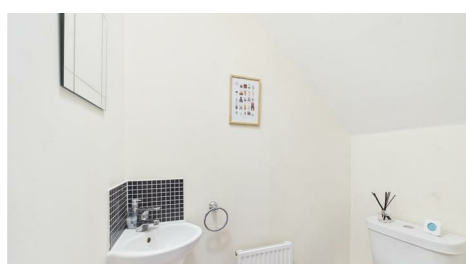
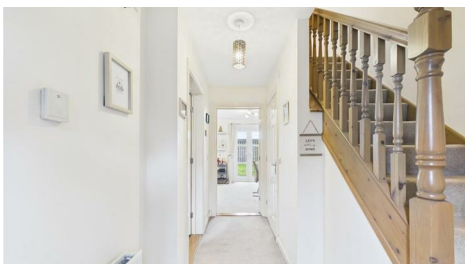
Church Hill, Sherburn In Elmet, Leeds, LS25 6AX

Offers In Excess Of £210,000



**** MID-TERRACE ** TWO BEDROOMS ** OFF STREET PARKING ** ENCLOSED REAR GARDEN **
DOWNSTAIRS W/C ** PERFECT FOR FIRST TIME BUYERS ****

**VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO
BOOK A VIEWING! WE ARE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS!**



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INTRODUCTION

Nestled in the charming area of Church Hill, Sherburn In Elmet, this delightful two-bedroom mid-terrace house offers a perfect blend of comfort and convenience. Spanning approximately 679 square feet, the property features a welcoming living dining room that provides an ideal space for relaxation and entertaining.

The well-appointed kitchen is designed for practicality, making meal preparation a breeze. The downstairs WC adds an extra layer of convenience for residents and guests alike. Upstairs, you will find two generously sized bedrooms, each offering a peaceful retreat at the end of the day.

One of the standout features of this property is the enclosed rear garden, which presents a wonderful opportunity for outdoor enjoyment, whether it be for gardening, hosting summer barbecues, or simply unwinding in the fresh air.

Located in the heart of Sherburn In Elmet, this home benefits from a friendly community atmosphere and is within easy reach of local amenities, schools, and transport links, making it an excellent choice for families and professionals alike.

This charming terraced house is not just a property; it is a place to create lasting memories. Do not miss the chance to make it your own.

GROUND FLOOR ACCOMMODATION

ENTRY

Enter through a black composite door with obscure glass panels within which leads into;

HALLWAY



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

W/C



A white suite comprising of: a close coupled WC, a corner pedestal handbasin with a chrome taps over and a central heating radiator.

KITCHEN



A double glazed window to the front elevation, a central heating radiator, cream shaker style base and wall units surrounding, an integrated oven, a four ring gas hob over with a built in extractor fan over, a stainless steel drainer sink with chrome taps over, space and plumbing for a washing machine and a slimline dishwasher and space for a free standing fridge/ freezer.



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matching hearth plus double glazed double doors which lead out to the rear elevation.



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LIVING DINING ROOM

FIRST FLOOR ACCOMMODATION

LANDING

Loft hatch and internal doors which lead into;



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A double glazed window to the rear elevation, two central heating radiators, a gas fire set with a cream surround and

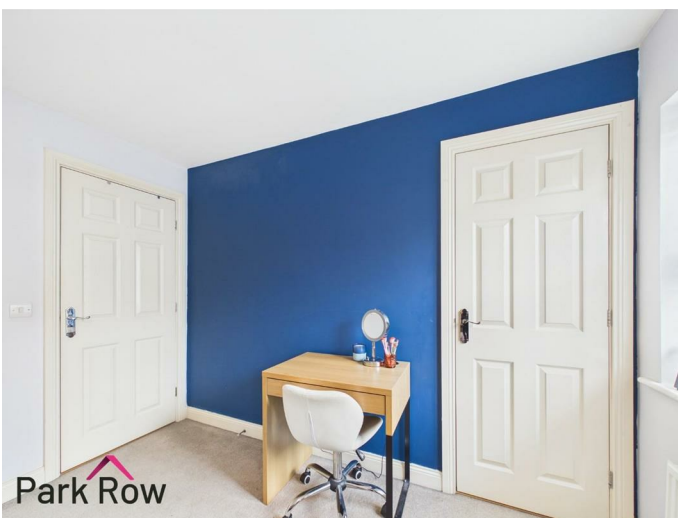


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BEDROOM ONE



Two double glazed windows to the front elevation, two central heating radiators and an internal door which leads to a storage cupboard.



BEDROOM TWO



A double glazed window to the rear elevation, a central heating radiator and double internal doors which lead to a storage cupboard.



BATHROOM



An obscure double glazed window to the rear elevation and a white suite comprising of: a close coupled WC, a pedestal hand basin with chrome mixer tap over, a panel bath with chrome mixer taps over, a glass shower screen with a mains shower over and a central heating radiator.

EXTERIOR

FRONT



A dwarf wall with iron railings surrounds the property boundaries, a paved path leads from the pedestrian gate to the front of the property and the rest is mainly pebbles.

REAR



Accessed via the wooden pedestrian gate at the rear of the garden and the double doors in the kitchen dining room where you will step out onto: a paved area with space for seating, a paved path leads to the rear pedestrian gate, with further hard standing with space for a storage shed, a pebble boarder to the left boundary and the rest is mainly lawn.



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AERIAL



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.

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: 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.

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.

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

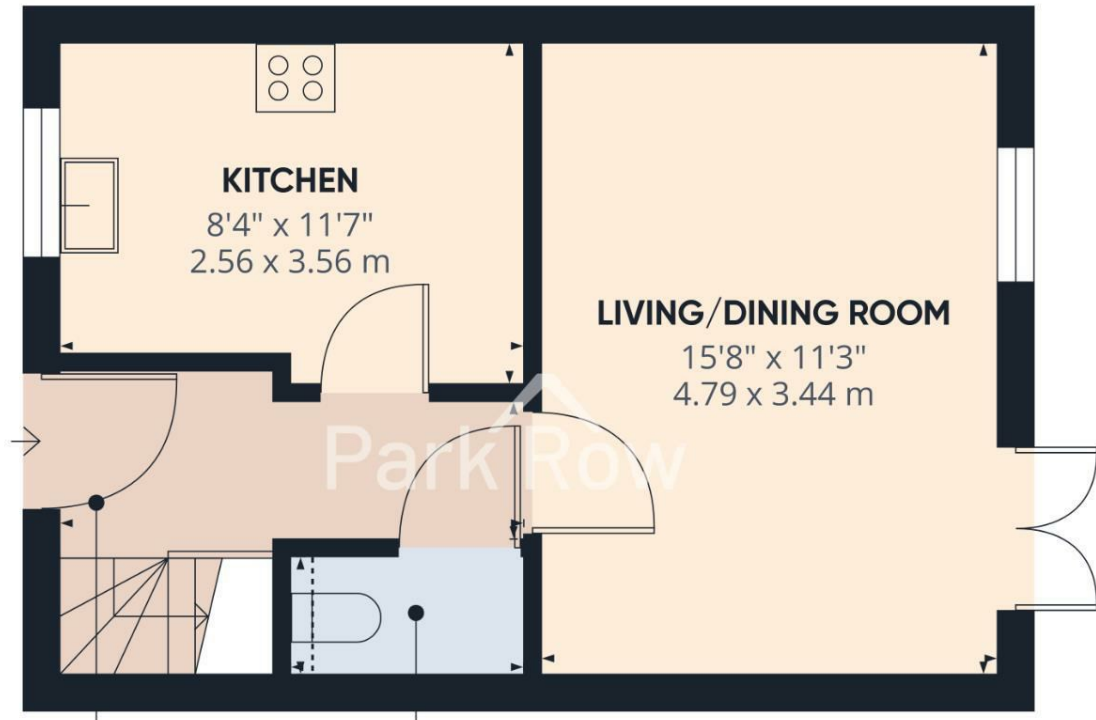
SELBY - 01757 241124

GOOLE - 01405 761199

PONTEFRACT & CASTLEFORD - 01977 791133



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Approximate total area⁽¹⁾
358 ft²
33.2 m²

Reduced headroom
2 ft²
0.1 m²

(1) Excluding balconies and terraces

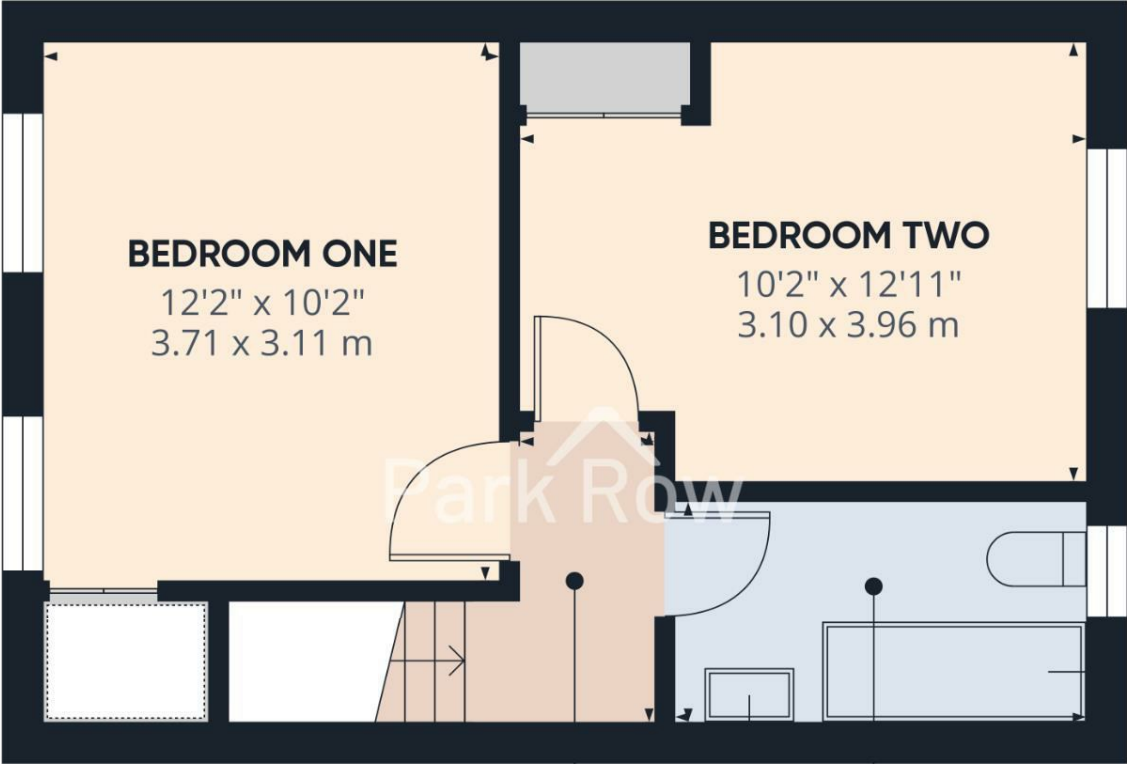
Reduced headroom
----- Below 5 ft/1.5 m

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

GIRAFFE360



Floor 0



Approximate total area⁽¹⁾
321 ft²
29.9 m²

LANDING
6'8" x 3'2"
2.05 x 0.99 m

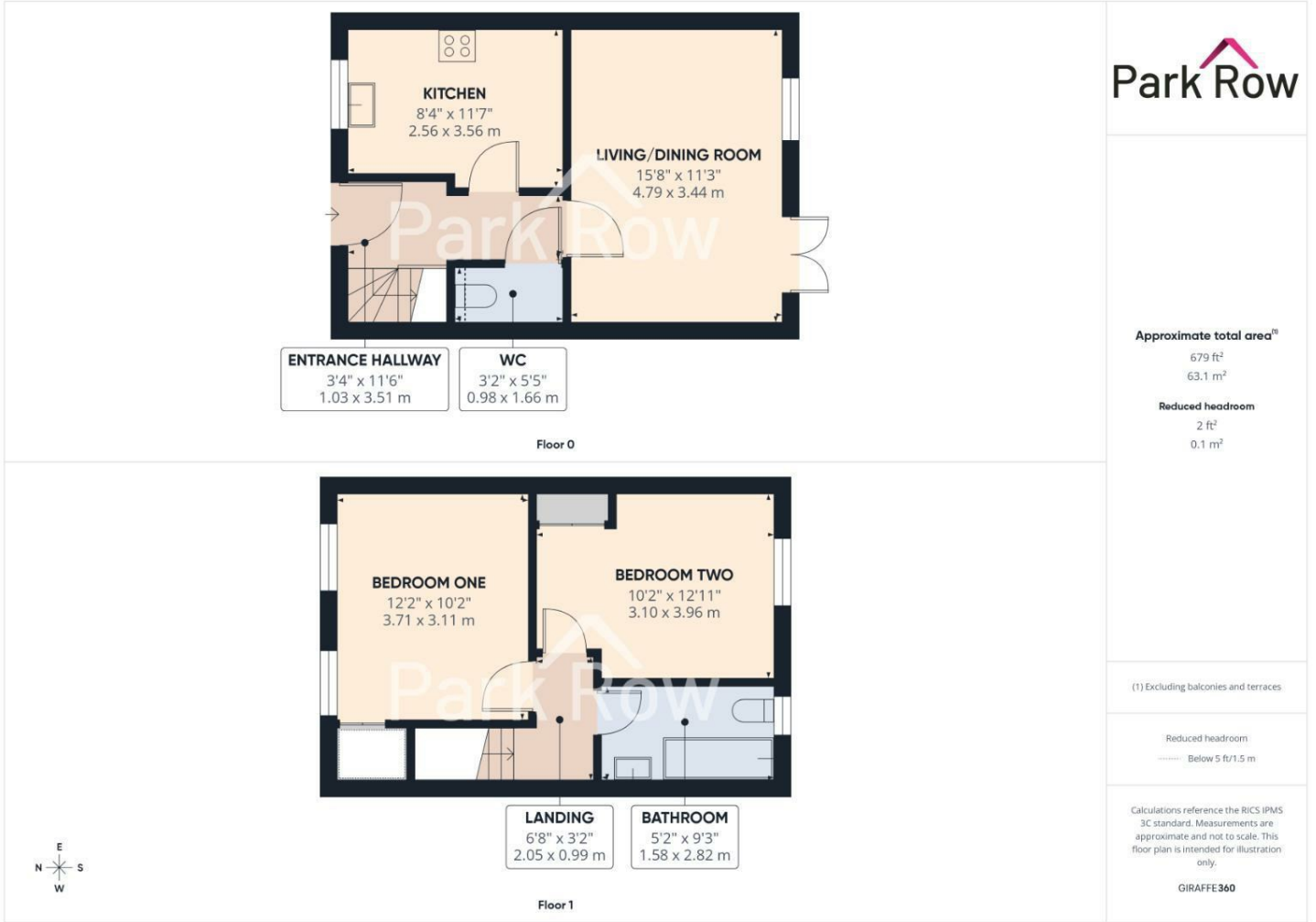
BATHROOM
5'2" x 9'3"
1.58 x 2.82 m

(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



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 sherburn@parkrow.co.uk

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
76	81		

Energy Efficiency Rating: 76 (Current), 81 (Potential)

Environmental Impact (CO₂) Rating: (Current and Potential ratings are not explicitly shown in the image)

England & Wales EU Directive 2002/91/EC