

# Park Row

The proactive estate agent



## Highfield Villas, Sherburn In Elmet, Leeds, LS25 6AJ

Offers In Excess Of £220,000



\*\* SEMI-DETACHED \*\* THREE BEDROOMS \*\* OFF STREET PARKING \*\* BEAUTIFUL ENCLOSED REAR GARDEN WHICH BACKS ONTO FIELDS \*\* WELL-PRESENTED THROUGHOUT \*\* MODERN KITCHEN + BATHROOM \*\* PERFECT FOR FIRST TIME BUYERS \*\* GREAT FOR 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

Welcome to this charming semi-detached house located in the desirable area of Highfield Villas, Sherburn In Elmet, Leeds. This delightful property is an ideal choice for first-time buyers and small families seeking a comfortable and inviting home.

As you enter, you will find a well-proportioned lounge that offers a warm and welcoming atmosphere, perfect for relaxing or entertaining guests. The house boasts three spacious bedrooms, providing ample space for family living or guest accommodation. The modern bathroom has been beautifully designed, ensuring both style and functionality.

One of the standout features of this property is the fabulous rear garden. It is exceptionally spacious and backs onto picturesque fields, offering a serene backdrop for outdoor enjoyment. The garden includes various seating areas, covered pergolas, and patio spaces, making it an ideal spot for summer gatherings or quiet evenings under the stars.

Additionally, the property benefits from off-street parking, accommodating multiple vehicles, which is a valuable asset in this area. The home has been beautifully presented throughout, with a modern kitchen that is both stylish and practical, making it a joy to cook and entertain in.

This property is sure to attract considerable interest, so do not miss the opportunity to make it your own. With its appealing features and prime location, this home is unlikely to be on the market for long. We invite you to arrange a viewing and experience all that this lovely home has to offer.

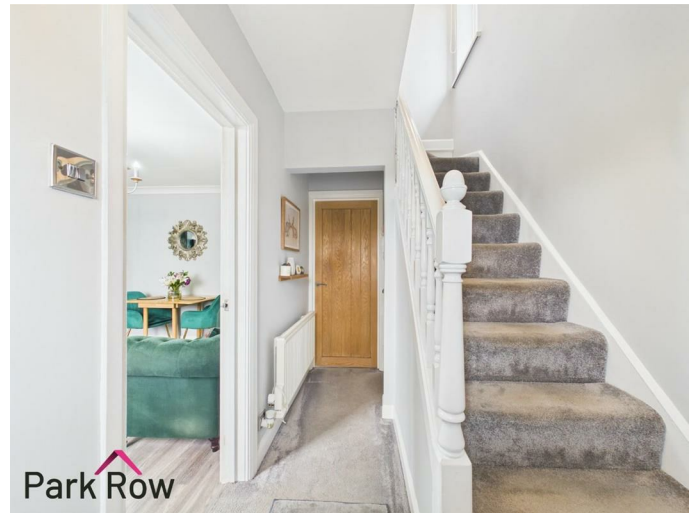
## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a white uPVC door with a double glazed decorative glass panel within which leads into;

### ENTRANCE HALLWAY

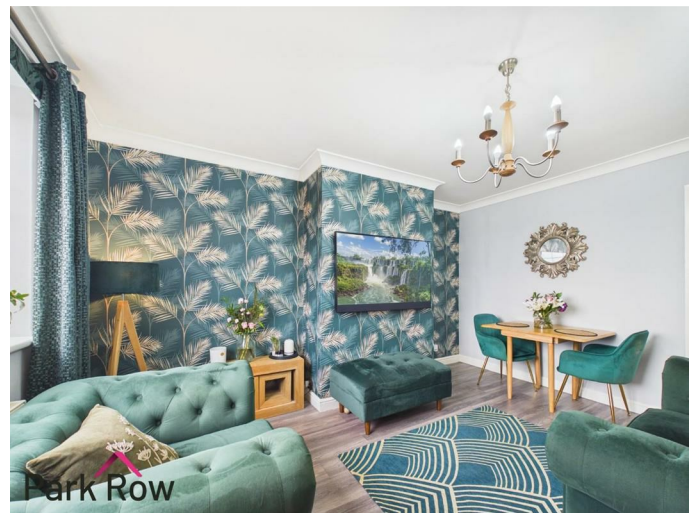
11'0" x 2'10" (3.36 x 0.87)



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

### LOUNGE

14'2" x 10'9" (4.33 x 3.29)



A double glazed window to the front elevation, electrics for a wall mounted TV, a central heating radiator and an internal door which leads into;



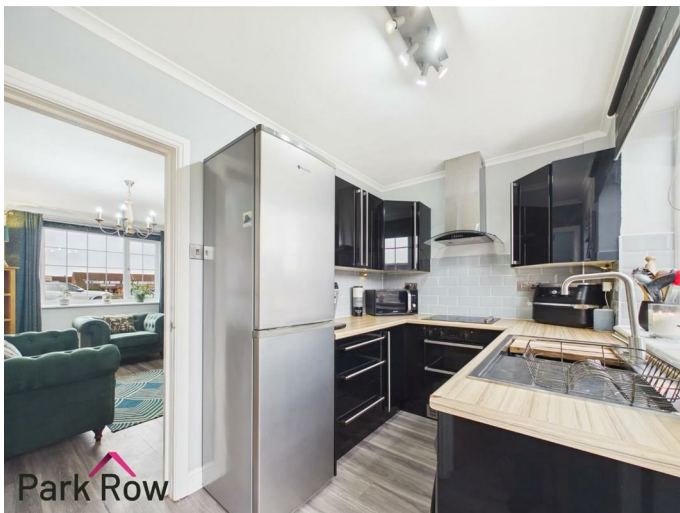
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**KITCHEN**

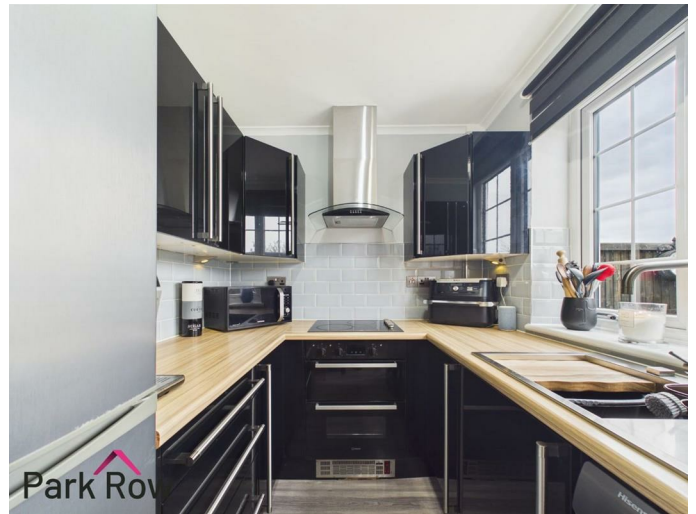
10'9" x 6'7" (3.28 x 2.02)



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A double glazed window to the rear elevation, black gloss

wall and base units surrounding, roll-edge laminate worktop, built in oven, four ring electric hob with a built in extractor fan over, tiled splashback, stainless steel drainer sink with chrome taps over, space and plumbing for a washing machine, space for a freestanding fridge/freezer, a door which leads into a good-sized pantry cupboard with space for storage plus a uPVC door with a double glazed obscure glass panel within which leads out to the rear garden.



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## BATHROOM

6'6" x 5'7" (2.00 x 1.71)



An obscure double glazed window to the side elevation and includes; a close coupled w/c, a hand basin with chrome taps over set within a grey shaker-style unit with storage, a panel bath with a mains shower over and a glass shower screen, fully tiled around the bath and a chrome heated towel rail.

## FIRST FLOOR ACCOMMODATION

### LANDING

5'4" x 2'10" (1.64 x 0.87)

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

## BEDROOM ONE

10'9" x 9'1" (3.28 x 2.77)

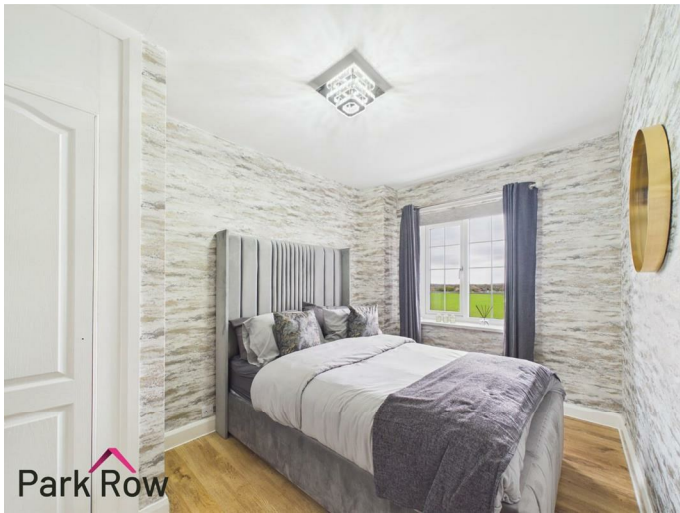


A double glazed window to the front elevation, a central heating radiator and full width built in wardrobes with mirrored sliding doors.

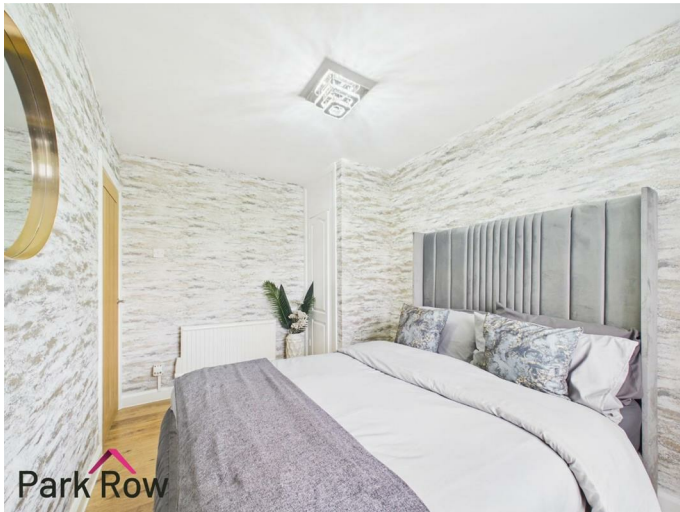


## BEDROOM TWO

12'0" x 8'2" (3.67 x 2.50)



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



## BEDROOM THREE

8'11" x 8'6" (2.72 x 2.60)



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



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## EXTERIOR

### FRONT



To the front of the property there is a gravel driveway with space for parking for multiple cars, access into the rear garden via a wooden pedestrian gate, storm porch over the entrance door and perimeter wooden fencing to both sides.



## REAR



Accessed via the gate at the front of the property or through the door in the kitchen where you will step out onto; a paved area with space for seating, a paved area with a wooden built sheltered pergola over, various wooden built planters filled with mature shrubs, a wooden decked area with a pergola over with more space for outdoor seating, a decorative stones area with space for an outdoor shed, a stone built planter filled with mature bushes, areas filled with decorative stones, space for further outdoor storage, perimeter wooden fencing to all three sides and the rest is mainly lawn.



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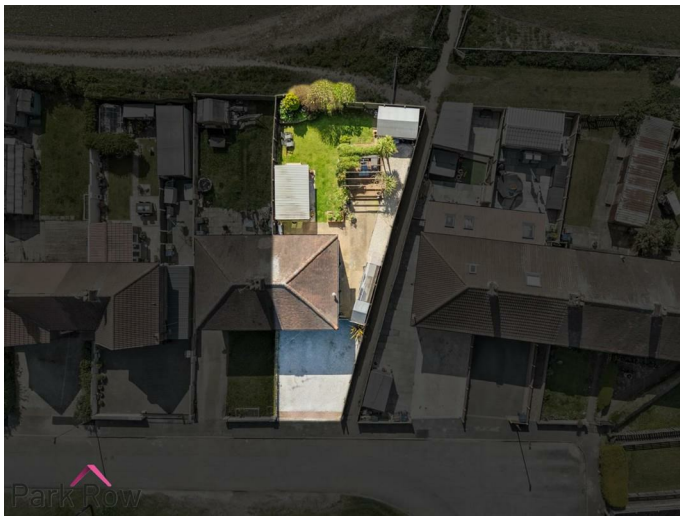
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## AERIAL PHOTO



## 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.

## 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.

## 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: A

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.

## 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.

## 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:

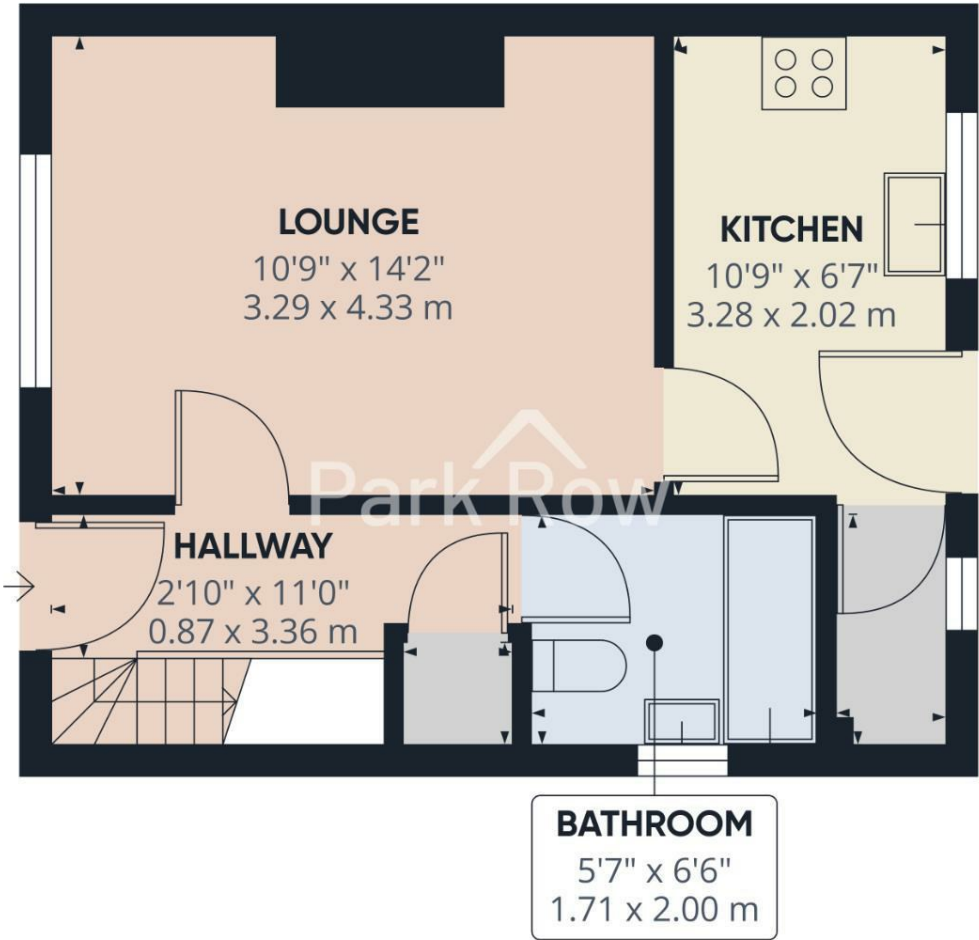
SHERBURN IN ELMET - 01977 681122  
 SELBY - 01757 241124



GOOLE - 01405 761199  
PONTEFRACT & CASTLEFORD - 01977 791133



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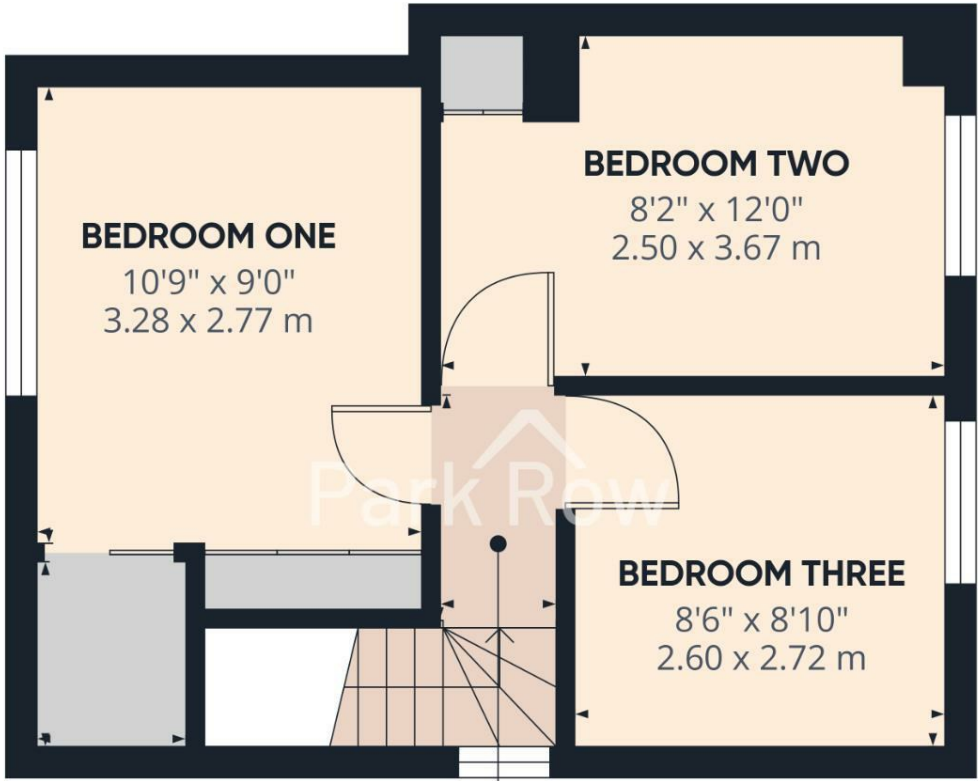
Approximate total area<sup>(1)</sup>  
338 ft<sup>2</sup>  
31.4 m<sup>2</sup>

(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.

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Floor 0



Approximate total area<sup>(1)</sup>  
319 ft<sup>2</sup>  
29.6 m<sup>2</sup>

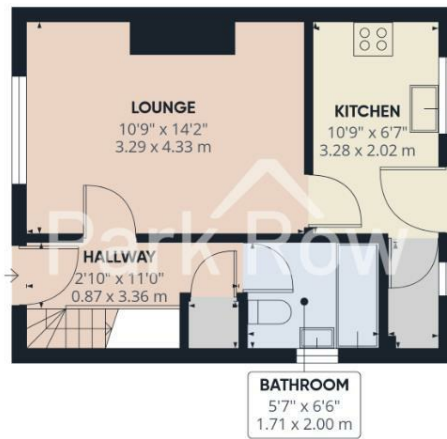
(1) Excluding balconies and terraces

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

GIRAFFE360



Floor 1



Floor 0



Floor 1



**Park Row**

Approximate total area<sup>(1)</sup>  
657 ft<sup>2</sup>  
61 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.

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**T** 01977 681122  
**W** [www.parkrow.co.uk](http://www.parkrow.co.uk)

34 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BA  
[sherburn@parkrow.co.uk](mailto:sherburn@parkrow.co.uk)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
100-110 kWh/m <sup>2</sup> /year <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions <b>A</b>	
81-100 kWh/m <sup>2</sup> /year <b>B</b>		Environmentally friendly - lower CO <sub>2</sub> emissions <b>B</b>	
61-80 kWh/m <sup>2</sup> /year <b>C</b>		Decent - lower CO <sub>2</sub> emissions <b>C</b>	
41-60 kWh/m <sup>2</sup> /year <b>D</b>		Decent - lower CO <sub>2</sub> emissions <b>D</b>	
21-40 kWh/m <sup>2</sup> /year <b>E</b>		Decent - lower CO <sub>2</sub> emissions <b>E</b>	
1-20 kWh/m <sup>2</sup> /year <b>F</b>		Decent - lower CO <sub>2</sub> emissions <b>F</b>	
1-20 kWh/m <sup>2</sup> /year <b>G</b>		Decent - lower CO <sub>2</sub> emissions <b>G</b>	

100-110 kWh/m<sup>2</sup>/year - EU Directive 2002/91/EC  
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