

Park Row



Highfield Villas, Sherburn In Elmet, Leeds, LS25 6AQ

Offers In Excess Of £175,000



IDEAL FOR INVESTORS/FIRST TIME BUYERS**END-TERRACE**THREE BEDROOMS**ENCLOSED REAR GARDEN**OFF STREET PARKING**NO UPWARD CHAIN**

Nestled in Highfield Villas of Sherburn In Elmet, Leeds, this semi-detached house has one reception rooms, three bedrooms, and a family bathroom and separate w/c, this property offers a comfortable and inviting living space for you to call home. With 808 sq ft of space, this home is perfect for investors or first-time buyers looking to make their mark on a property. The spacious enclosed rear garden plus the convenience of off-street parking adds a touch of ease to your daily routine. This property comes with no upward chain, making the buying process smooth and hassle-free. Don't miss out on the opportunity to own this semi-detached house with three bedrooms.

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!



AGENTS NOTE

The vendor informs us that the property had a complete new roof in 2016 when they purchased it.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Accessed down the side of the property where you will enter through a white uPVC door with two obscure double glazed windows within which leads into;

ENTRANCE HALLWAY

5'10" x 5'10" (1.80 x 1.79)

Double glazed window to the side elevation, stairs with wooden balustrade and spindles lead up to w/c and to the first floor accommodation, central heating radiator, door leads into storage cupboard and further internal doors lead off:

LOUNGE

12'0" x 18'9" (3.66 x 5.74)



Two double glazed windows to the front elevation, central heating radiator, television points, gas fire set within a tiled hearth and wooden surround and a door which leads into:



KITCHEN

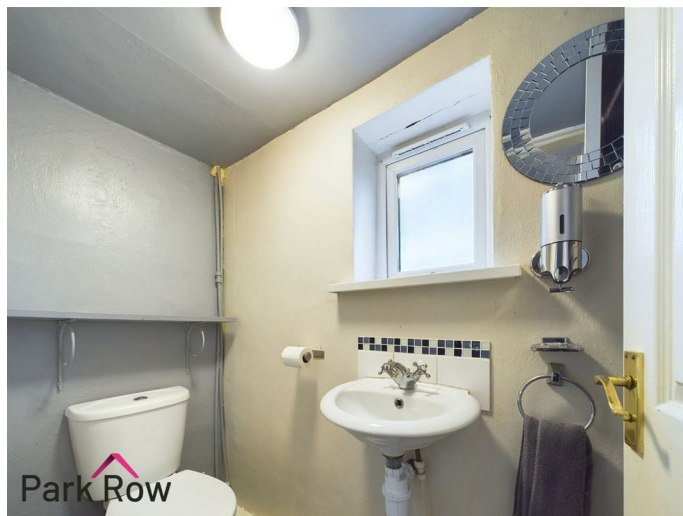
10'7" x 12'7" (3.23 x 3.84)



Double glazed window to the rear elevation, wooden shaker-style wall and base units with matching display cabinets, roll edge worktops, tiled splashbacks, electric hob with extractor over and built in electric oven below, space and plumbing for washing machine, white ceramic drainer sinker with chrome spray tap over, space and plumbing for a slimline dishwasher, space for freestanding fridge/freezer and a uPVC door with a double glazed window within which leads to the rear garden.

W/C

2'10" x 5'11" (0.87 x 1.81)

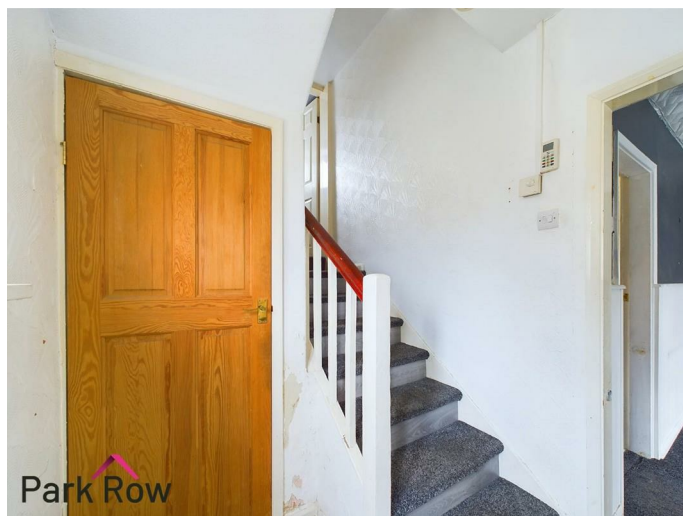


Accessed half way up the stairs with an obscure double glazed window to the rear elevation and has a white suite comprising: close coupled w/c, handbasin with chrome tap over and tiled splashback.

FIRST FLOOR ACCOMMODATION

LANDING

3'3" x 10'0" (1.00 x 3.06)



Double glazed window the side elevation, stairs leads up to family bathroom and has internal doors which lead into;

BEDROOM ONE

10'7" x 12'5" (3.24 x 3.79)



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

BEDROOM TWO

12'1" x 9'1" (3.69 x 2.78)



Double glazed window to the front elevation, central heating radiator and has two built in cupboards for storage.

BEDROOM THREE

8'5" x 7'1" (2.58 x 2.18)



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

FAMILY BATHROOM

5'1" x 5'11" (1.57 x 1.81)



Obscure glass double glazed window to the rear elevation and has a white suite comprising: panel bath with chrome tap over and a mains shower above plus glass concertina shower screen, handbasin with chrome tap over set within a vanity unit with space for storage, central heating radiator and is fully tiled.

EXTERIOR

FRONT



The front of the property is a concrete driveway with space for parking and further concrete area under the window with additional space for parking, footpath leads down the side of the property to the entrance door and to a wooden pedestrian access gate which gives access to the rear.

REAR



Can be accessed via the wooden pedestrian access gate down the side of the property or through the door in the kitchen where you will step out onto: a paved footpath which leads to a gravel footpath which takes you to the bottom of the garden, there is a gravel area with space for seating and a couple of sheds, the rest is mainly laid to lawn with a mixture of conifer and wooden perimeter fencing to all sides.



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.

MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains/Metered

Broadband: Fibre (FTTP)

Mobile: 4/5G

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.

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

CALLS ANSWERED :

Mon, Tues, Weds, Thurs and Fri - 9.00am to 5.30pm

Saturday - 9.00am to 1.00pm

Sunday - Closed

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199


PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

VIEWINGS

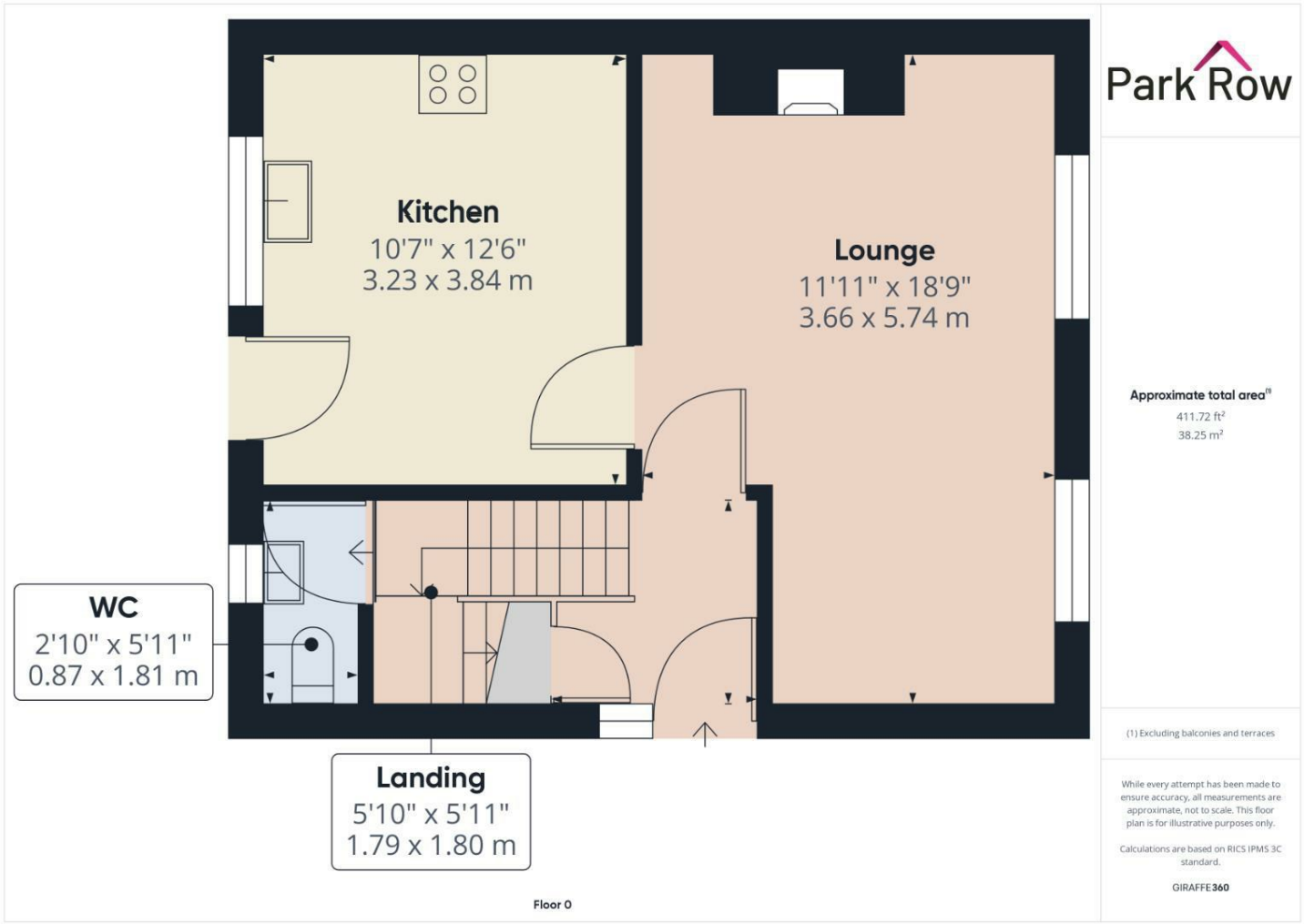
Strictly by appointment with the sole agents.

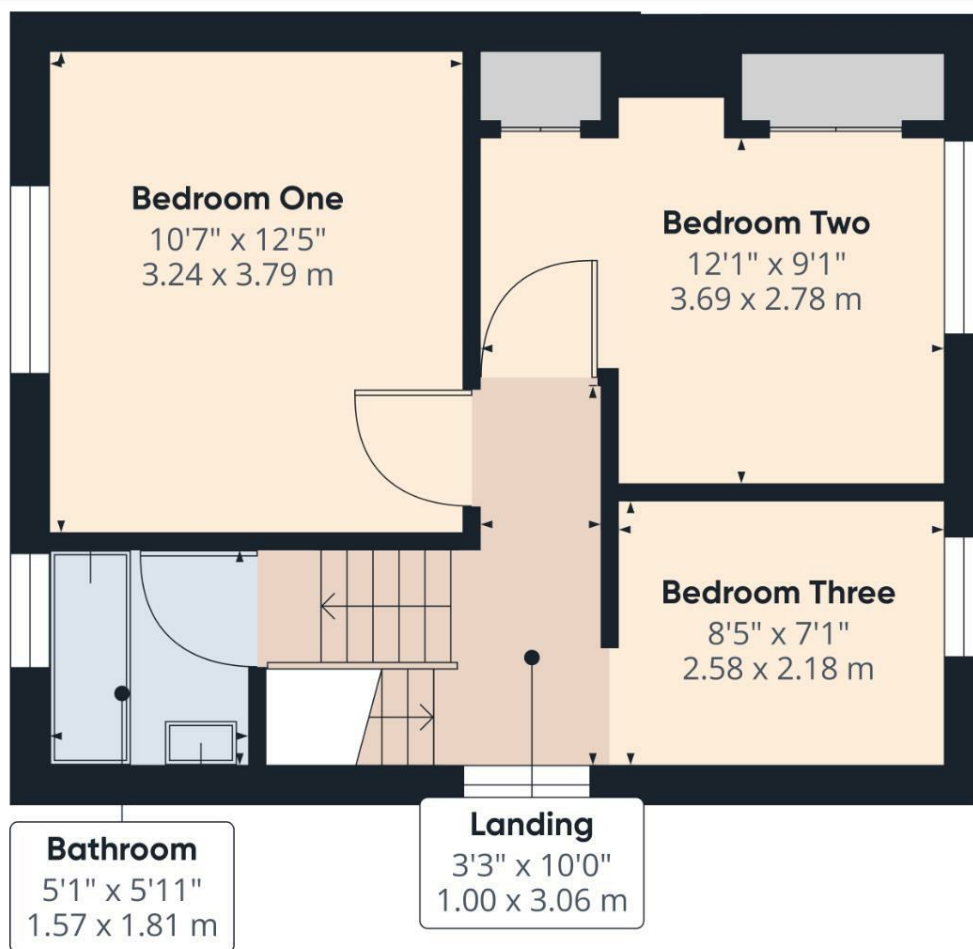
If there is any point of particular importance to you we will



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.







Floor 1


Park Row

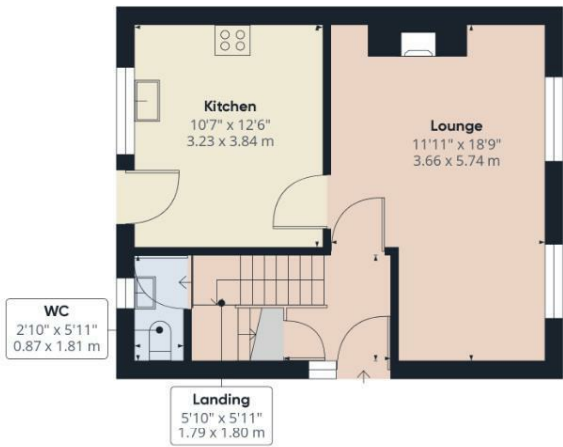
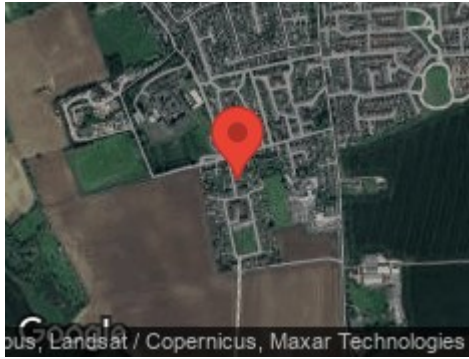
Approximate total area⁽¹⁾
396.43 ft²
36.83 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 0



Floor 1

Park Row

Approximate total area[®]
808.15 ft²
75.08 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

T 01977 681122

W www.parkrow.co.uk

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