Park Row

The proactive estate agent

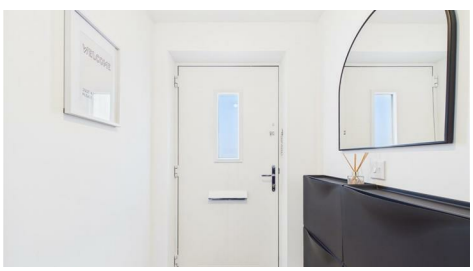
Chalkhill Drive, Sherburn In Elmet, Leeds, LS25 6RF

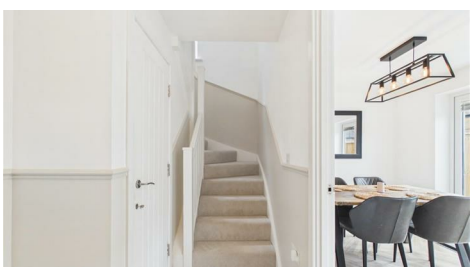
Offers In Excess Of £300,000

3 2 1 B

BEAUTIFULLY PRESENTED SEMI-DETACHED HOMETHREE BEDROOMS**SOLAR PANELS + EV CAR CHARGER**GARAGE**OFF STREET PARKING**ENCLOSED REAR GARDEN**EN-SUITE**DOWNSTAIRS W/C**BUILT IN 2025**

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 Chalkhill Drive offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The layout includes a welcoming reception room, perfect for relaxation and entertaining, alongside a convenient downstairs w/c for added practicality.

The home boasts two bathrooms and an en-suite in the master, ensuring that morning routines run smoothly for all occupants. The enclosed rear garden provides a private outdoor space, perfect for enjoying sunny days or hosting gatherings with friends and family. Additionally, the property features a garage and driveway parking for two vehicles, making it easy to accommodate guests or manage daily commutes.

Sherburn In Elmet is a sought-after village, known for its friendly community and local amenities. This location offers a peaceful lifestyle while still being within easy reach of Leeds and other nearby towns. Whether you are looking to settle down or invest in a property with great potential, this semi-detached house is a wonderful opportunity not to be missed.

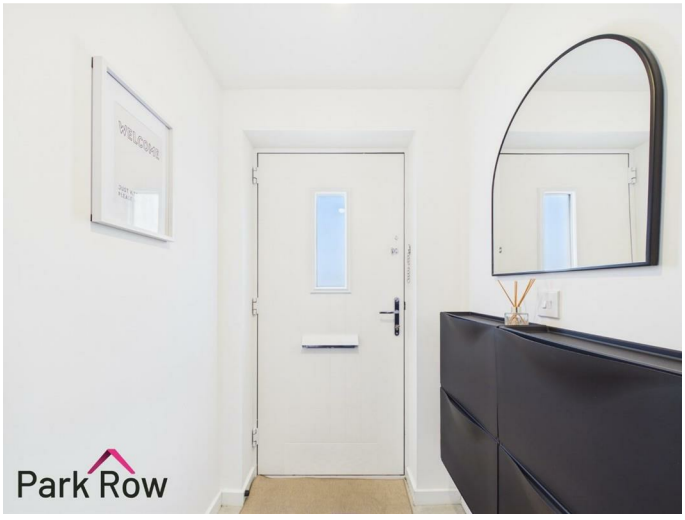
GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a black composite door with an obscure triple glazed glass panel within which leads into;

PORCH

4'0" x 4'3" (1.24 x 1.32)



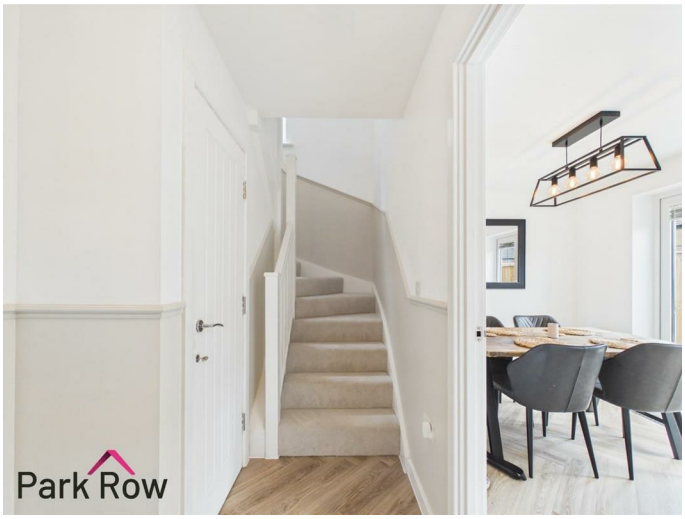
Space for shoe/coat storage and an internal door which leads into;

LOUNGE

13'10" x 10'3" (4.23 x 3.13)

A triple glazed window to the front elevation, a central heating radiator, decorative acoustic panelling, electrics for a wall mounted TV and a door which leads into;

HALLWAY
4'11" x 7'3" (1.51 x 2.22)



Stairs which lead up to the first floor accommodation, a door which leads into the garage, decorative panelled walls and further internal doors which lead into;

W/C
4'11" x 5'7" (1.50 x 1.71)

Includes; a close coupled w/c, a central heating radiator and a floating hand basin with chrome taps over and marble splashback.

KITCHEN/DINING ROOM
8'3" x 18'7" (2.52 x 5.67)

Triple glazed window to the rear elevation, white shaker style wall and base units with black decorative handles, integral double oven, four ring electric hob with a built in extractor fan over and black glass splashback, black one and a half drainer sink with black taps over, space and plumbing for a washing machine, integral fridge/freezer, wooden-effect laminate worktops, a central heating radiator and triple glazed double doors which lead out to the rear elevation.

FIRST FLOOR ACCOMMODATION

LANDING
7'3" x 7'4" (2.23 x 2.26)

Triple glazed window to the side elevation, central heating radiator, loft hatch access, space for a storage unit and internal doors which lead into;

BEDROOM ONE
10'10" x 12'9" (3.32 x 3.90)

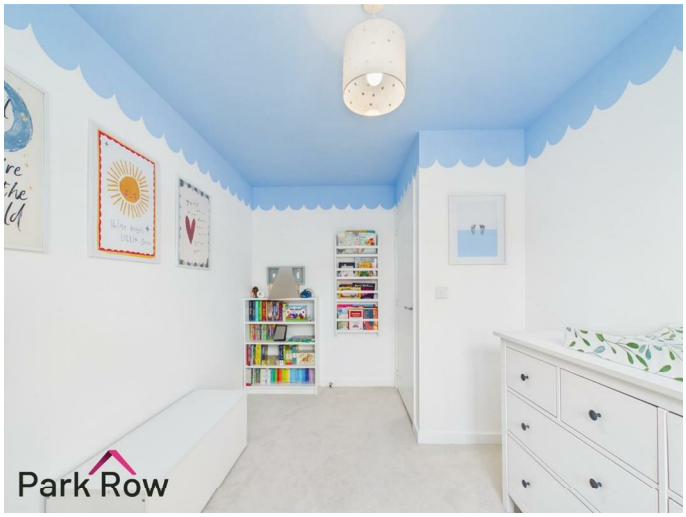
Triple glazed window to the front elevation, a built in wardrobe with cream glass sliding doors, a central heating radiator and a door which leads into;

EN-SUITE
8'2" x 5'6" (2.51 x 1.70)

An obscure triple glazed window to the front elevation and includes; a close coupled w/c, a pedestal hand basin with chrome taps over, a fully tiled rectangular shower with a mains shower and a glass shower screen, hand tiled to one wall and a black central heating towel radiator.

BEDROOM TWO
11'11" x 8'2" (3.64 x 2.50)

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



BEDROOM THREE
8'3" x 10'3" (2.54 x 3.13)

Triple glazed window to the rear elevation, a built in light grey shaker style corner wardrobe and a central heating radiator.

BATHROOM
7'1" x 5'6" (2.18 x 1.70)

Includes; a close coupled w/c, a panel bath with chrome taps over plus a shower head attachment, a pedestal hand basin with chrome taps over, a grey central heating towel radiator and fully tiled around the bath plus half tiled to one wall.

EXTERIOR

FRONT

To the front of the property there is a tarmac driveway with space for parking for a couple of vehicles, a paved pathway which leads to the entrance door, a further paved pathway which leads to the rear garden, access into the garage and borders filled with decorative stones.

REAR

Accessed via the gate at the front of the property or through the double doors in the kitchen/dining room where you will step out onto; a spacious paved area which is the full width of the property and leads down the full length of the garden with space for seating, borders filled with decorative stones, perimeter wooden fencing to all three sides and the rest is mainly artificial grass.

GARAGE

Accessed via the black up and over door from the driveway or the door in the hallway and it includes; power, EV car charger, lighting and it is a fantastic 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

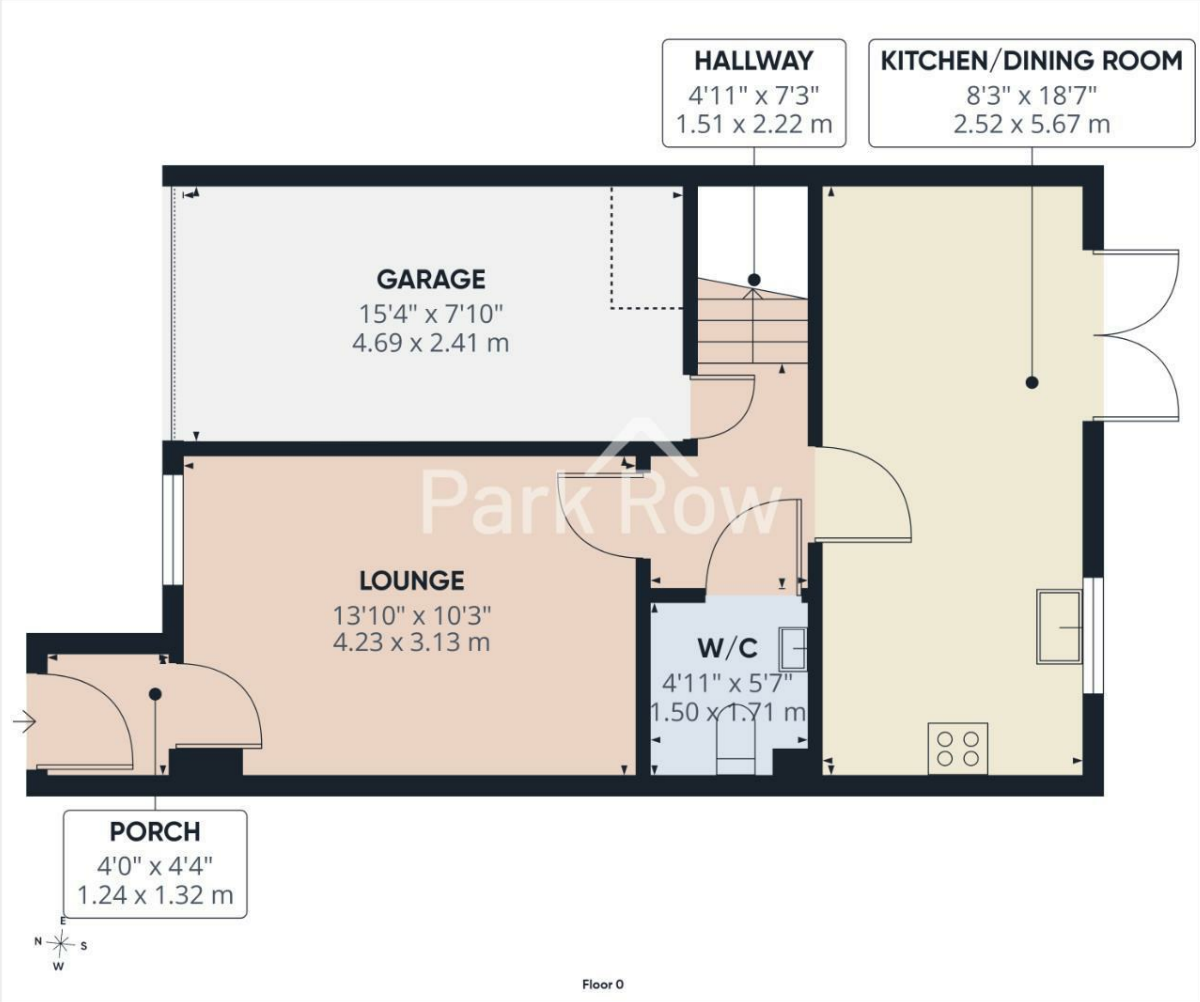
TENURE AND COUNCIL TAX

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



Park Row

Approximate total area[1]

516 ft²

47.9 m²

Reduced headroom

8 ft²

0.8 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

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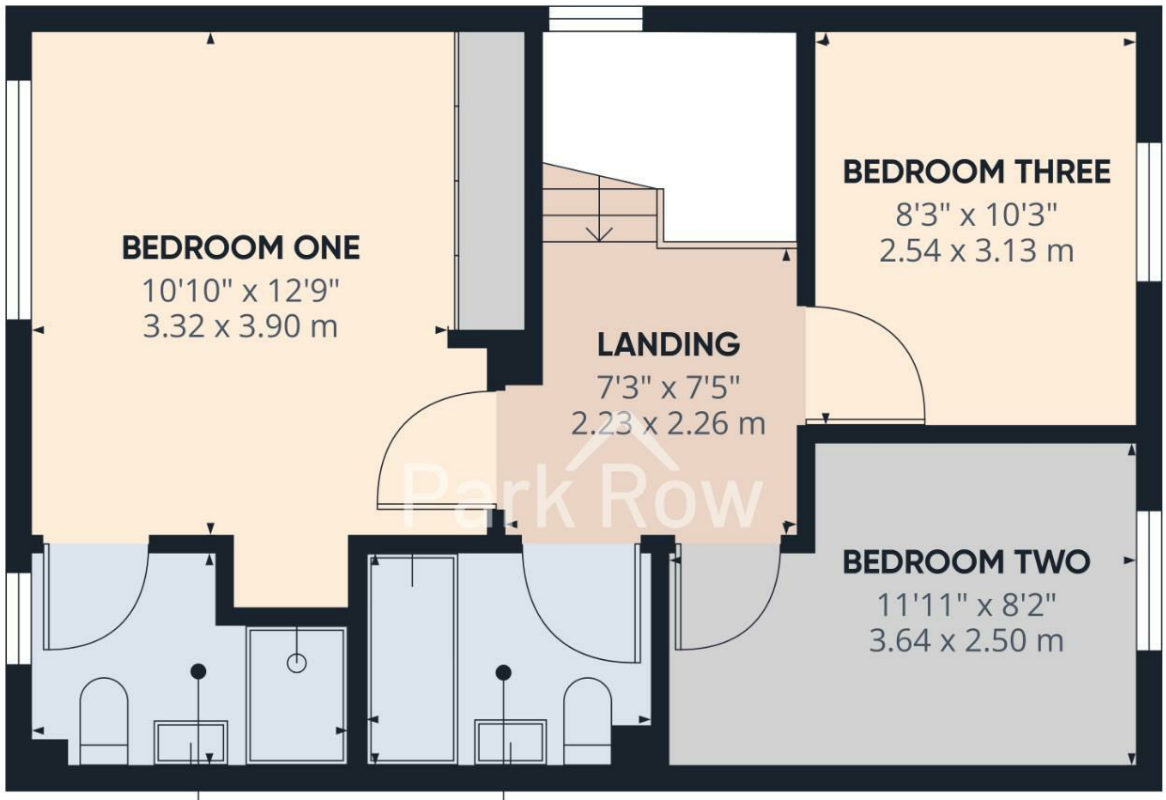

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Approximate total area(1)

465 ft²

43.1 m²

(1) Excluding balconies and terraces

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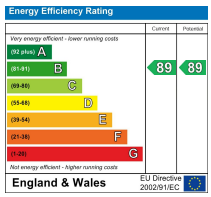

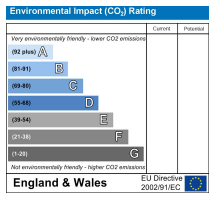

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