

Park Row

The proactive estate agent



Carr Avenue, Sherburn In Elmet, Leeds, LS25 6EG

Offers In Excess Of £300,000



****EXTENDED SEMI-DETACHED HOME ** FOUR BEDROOMS ** GARAGE ** OFF STREET PARKING **
ESTABLISHED SPACIOUS REAR GARDEN ** DESIREABLE CORNER PLOT ** PEACEFUL CUL-DE-SAC LOCATION
** DOWNSTAIRS W/C ** EN-SUITE ** SNUG ** CONSERVATORY ** PERFECT LOCATION FOR 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

Nestled in the tranquil cul-de-sac of Carr Avenue, Sherburn In Elmet, this extended semi-detached house is an ideal family home. With four well-proportioned bedrooms, including a master suite with an en-suite bathroom, this property offers both comfort and convenience. The layout is thoughtfully designed, featuring a fantastic open-plan kitchen and dining area that flows seamlessly into a bright conservatory at the rear, perfect for family gatherings or entertaining guests.

The spacious lounge provides a welcoming space to relax, while a downstairs w/c adds to the practicality of the home. The main bathroom is also well-presented, ensuring that all family members have their own space.

Set on a desirable corner plot, the property boasts extensive gardens that are beautifully established, providing a lovely outdoor retreat for children to play or for hosting summer barbecues. Off-street parking is available for up to three cars, complemented by a detached garage that offers additional storage space.

With close proximity to local parks and primary schools, this home is perfectly positioned for families seeking a peaceful yet connected lifestyle. Properties of this calibre do not stay on the market for long, so early viewing is highly recommended to avoid disappointment.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a uPVC door with double glazed glass panels within and to the side which leads into;

ENTRANCE HALL

14'4" x 6'3" (4.37 x 1.91)



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

DINING ROOM

8'8" x 8'3" (2.65 x 2.53)



A double glazed window to the rear elevation, a door which leads into a under-stairs storage cupboard, a central heating radiator and an open doorway which leads into;



KITCHEN

14'2" x 13'1" (4.33 x 4.00)

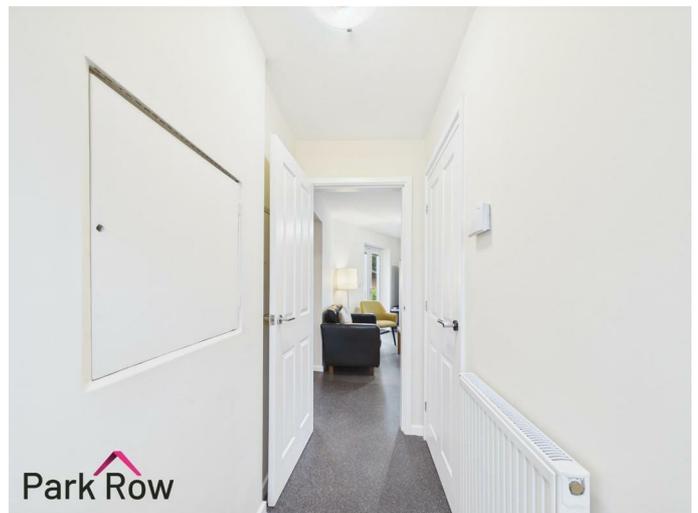


A double glazed window to the rear elevation, wooden shaker-style wall and base units surrounding with LED lighting to the wall units, square edge laminate worktop, five ring gas hob with a built in extractor fan over, built in double ovens, black one and a half drainer sink with chrome taps over, freestanding fridge/freezer, integral dishwasher, LED spotlights to the ceiling, a double glazed double doors which lead out to the rear garden and an internal doors which leads into;



HALLWAY

7'11" x 6'7" (2.43 x 2.02)



A uPVC door with double glazed windows within which leads out to the side of the property, cupboard doors which lead into storage space, a central heating radiator and an internal door which leads into;

DOWNSTAIRS W/C
6'7" x 4'6" (2.02 x 1.39)



An obscure double glazed window to the side elevation and includes; a close coupled w/c, a pedestal hand basin with chrome taps over, a central heating radiator and half-tiled to the wall with the hand basin.

LOUNGE
14'3" x 10'10" (4.36 x 3.32)



A double glazed bay-window to the front elevation, a central heating radiator and a door which leads into;



SNUG
8'10" x 8'8" (2.71 x 2.66)



A central heating radiator and a double glazed sliding patio door which leads into;

CONSERVATORY

8'10" x 7'4" (2.71 x 2.24)



A dwarf wall with double glazed windows above surrounding (some with stained glass within), a poly-carbonate roof, tiled flooring and a double glazed double door which leads out to the rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

8'7" x 7'1" (2.64 x 2.18)

Loft access and internal doors which lead into;

BEDROOM ONE

16'2" x 14'3" (4.94 x 4.35)



A double glazed window to the rear elevation, a double glazed window to the side elevation, loft access, a central heating radiator and a door which leads into;



EN SUITE

8'5" x 7'7" (2.58 x 2.33)



An obscure double glazed window to the front elevation and includes a white suite comprising of; a close coupled w/c with a concealed cistern and push button flush plus a hand basin with chrome taps over set within the same wooden unit with space for storage, a fully tiled walk in mains shower with a glass shower screen, a white heated towel rail and LED spotlights to the ceiling.

BEDROOM TWO

11'6" x 10'2" (3.52 x 3.12)



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

BEDROOM THREE

11'8" x 9'6" (3.56 x 2.91)



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

BEDROOM FOUR

8'5" x 7'10" (2.58 x 2.40)



A double glazed window to the front elevation, white wooden built in cupboards and wardrobes plus a central heating radiator.

BATHROOM

6'11" x 5'6" (2.12 x 1.69)



An obscure double glazed window to the rear elevation and includes a white suite comprising of; a close coupled w/c, a pedestal hand basin with chrome taps over, a panel bath with a mains shower above and a glass shower screen, a built in wooden wall storage cupboard and a central heating radiator.

FRONT



To the front of the property there is a block paved driveway with space for parking which leads down the side of the property creating further space for parking, access into the garage, access into the hallway, a border under the lounge window filled with bushes and perimeter wooden fencing to both sides.



REAR



The home is on a corner plot so has a desirable sized rear garden and is accessed via the door at the rear of the garage, the double doors in the kitchen or through the double doors in the conservatory where you will step out onto; a spacious paved area which runs the full width of the home and has space for seating, a further paved area to the rear of the garden, space for play-house, various established borders filled with mature bushes/shrubs and trees, perimeter wooden fencing to all three sides and the rest is mainly lawn.





GARAGE

17'8" x 10'0" (5.40 x 3.05)

Accessed via the white up and over door from the driveway and includes; lots of space for storage and a uPVC door which leads out to the rear garden.

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



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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: B

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.

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We have not heard from you in a while. Please respond to this text within 7 days to avoid being removed from our mailing lists.

VIEWINGS

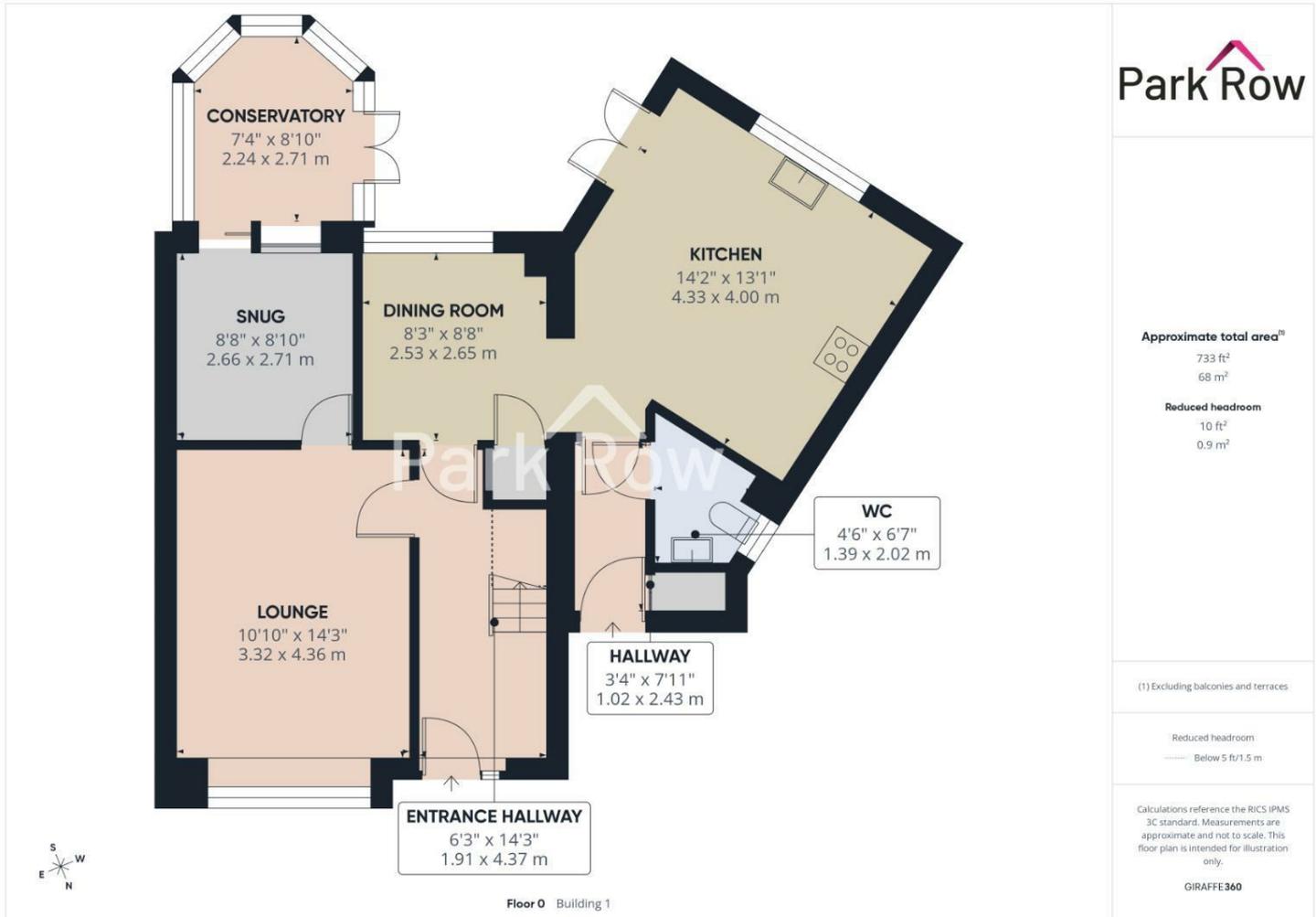
Strictly by appointment with the sole agents. If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some 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.



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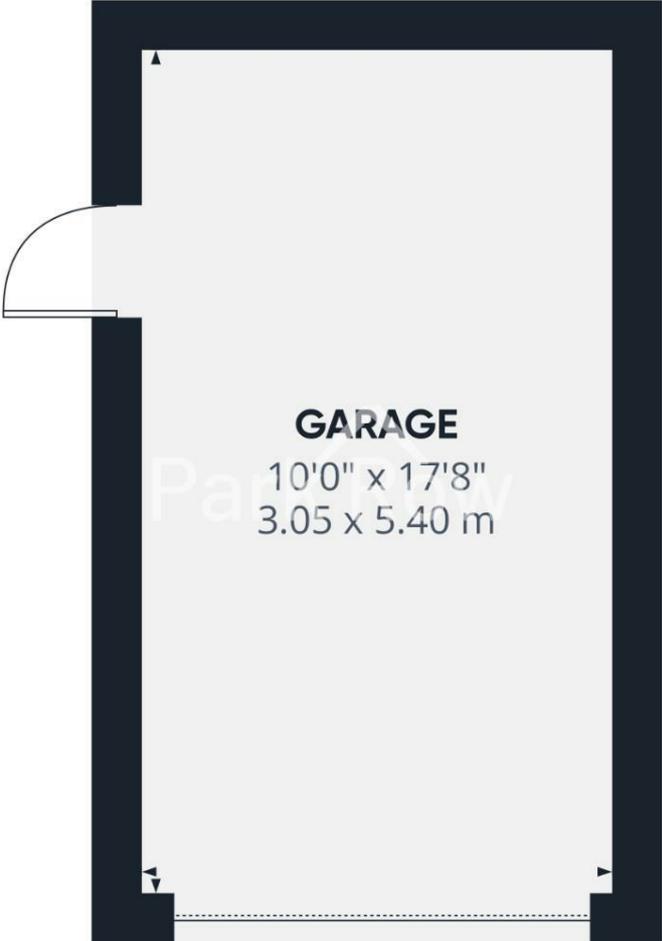
Floor 1 Building 1

Approximate total area⁽¹⁾
633 ft²
58.7 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.

GIRAFFE360



Approximate total area⁽¹⁾
177 ft²
16.4 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.

GIRAFFE360

Floor 0 Building 2





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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
(91-101)		(91-101)	
B		B	
(81-90)		(81-90)	
C		C	
(69-80)		(69-80)	
D		D	
(55-68)		(55-68)	
E		E	
(39-54)		(39-54)	
F		F	
(21-38)		(21-38)	
G		G	
(1-20)		(1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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