Park Row

The proactive estate agent



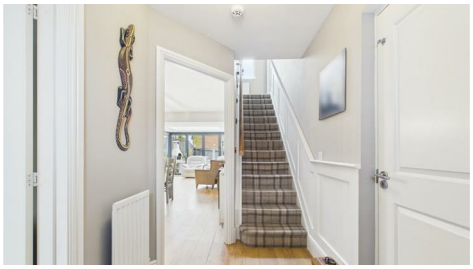
Bramley Park Avenue, Sherburn In Elmet, Leeds, LS25 6FA

£425,000

4 2 1 B

** EXTENDED DETACHED HOME ** FOUR BEDROOMS ** OFF STREET PARKING ** ESTABLISHED GARDENS TO THE FRONT AND REAR ** GARAGE ** UTILITY ROOM ** SOLAR PANELS ** DOWNSTAIRS W/C ** EN-SUITE TO BEDROOM ONE ** EXTENDED TO THE REAR WITH AN OPEN PLAN KITCHEN/DINING/LIVING ROOM ** PERFECT HOME 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 sought-after Redrow estate on Bramley Park Avenue, this extended detached family home offers a perfect blend of modern living and comfort. With four spacious bedrooms, including a master suite complete with an en-suite bathroom and built-in wardrobes, this property is designed to cater to the needs of a growing family.

The heart of the home is undoubtedly the open plan kitchen, dining, and living area, which is bathed in natural light thanks to the stylish sky lantern. This inviting space is ideal for both entertaining guests and enjoying family time. The property also features a generous lounge, providing a separate area for relaxation.

Convenience is key, with a utility room and a downstairs w/c enhancing the practicality of daily life. The modern family bathroom is well-appointed, ensuring comfort for all family members.

Outside, the enclosed and established rear garden offers a delightful retreat, perfect for summer gatherings or quiet evenings. The property benefits from off-street parking for two vehicles, along with an integral garage that is equipped with power and lighting, providing ample storage space.

This home is not just a property; it is a sanctuary for family living in a desirable location. With its thoughtful design and ample amenities, it is sure to appeal to those seeking a welcoming and functional family home in Sherburn In Elmet.

GROUND FLOOR ACCOMODATION

ENTRANCE

Enter through a sage green composite door with obscure double glazed windows within which leads into;

ENTRANCE HALLWAY

8'8" x 5'6" (2.65 x 1.69)



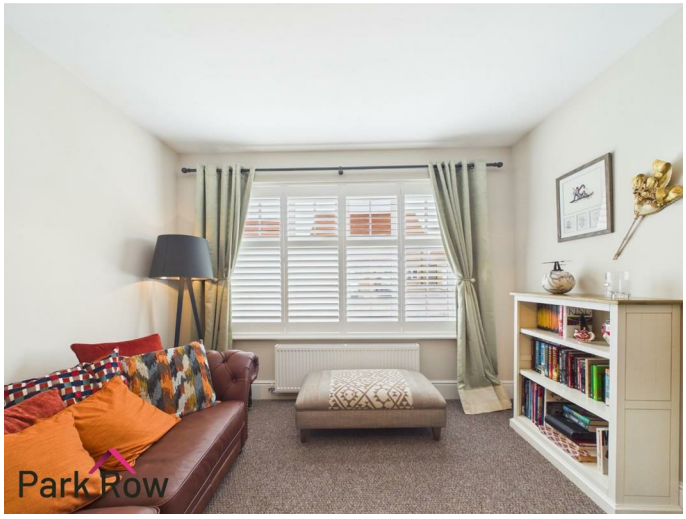
Stairs which lead up to the first floor accommodation, a central heating radiator, decorative wall panelling and internal doors which lead into;

LOUNGE

16'10" x 11'1" (5.15 x 3.39)

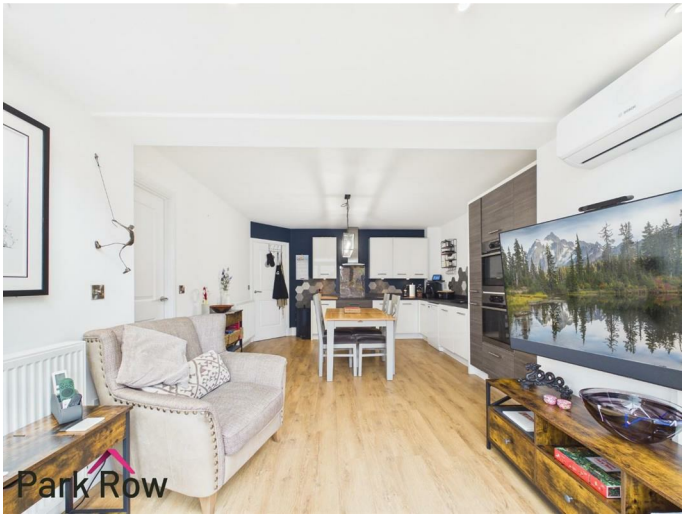


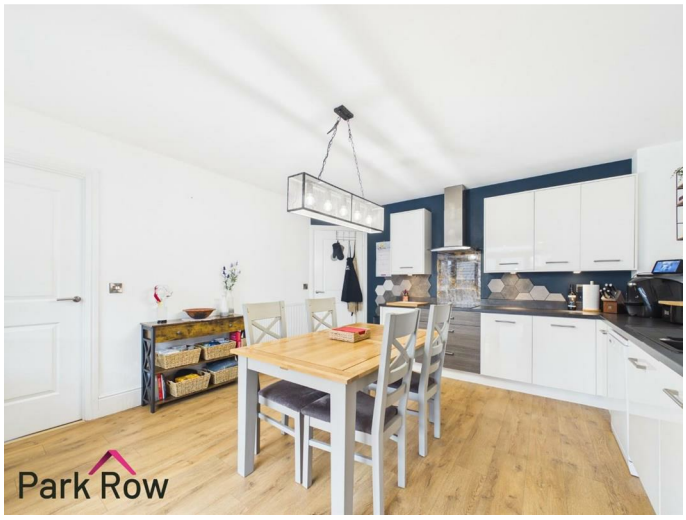
A double glazed window to the front elevation and a central heating radiator.





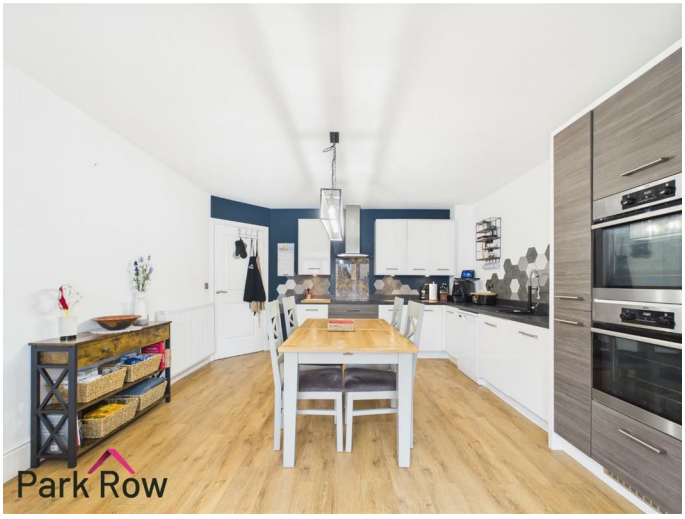
KITCHEN/DINING/LIVING AREA
25'7" x 13'9" (7.81 x 4.20)





A mixture of white gloss and wood-effect wall and base units surrounding, black one and a half sink with chrome taps over, built in double ovens, four ring induction hob with a built in extractor fan over and marble-effect splashback behind, space and plumbing for a dishwasher, LED lighting pendant above the dining table area, electrics for a wall mounted TV, Bosch air con unit, LED spotlights to the ceiling, a double glazed sky lantern to the ceiling, double glazed aluminium bi-fold doors to the rear, double glazed double doors to both side elevations, two central heating radiators and an internal door which leads into;







UTILITY ROOM
5'8" x 9'1" (1.73 x 2.78)



A double glazed window to the rear elevation, white gloss wall and base units, square edge laminate worktop, stainless steel drainer sink with chrome taps over, space and plumbing for a washing machine and a dryer, space for a freestanding fridge/freezer, tiled splashback, a composite door with a double glazed obscure glass panel within which leads out to the rear garden, a central heating radiator and a door which leads into;



DOWNSTAIRS W/C
5'10" x 3'0" (1.78 x 0.93)



An obscure double glazed window to the rear elevation and includes; a close coupled w/c, a central heating radiator and a corner hand basin with chrome taps over and tiled splashback.

FIRST FLOOR ACCOMODATION

LANDING
11'5" x 6'4" (3.48 x 1.94)



A double glazed window to the rear elevation, loft access, a door which leads into a storage cupboard, a central heating radiator and internal doors which lead into;

BEDROOM ONE
11'1" x 11'2" / 6'4" x 4'2" (3.39 x 3.41 / 1.95 x 1.28)



A double glazed window to the front elevation, a built in wardrobe with sliding doors, a central heating radiator and an internal door which leads into;





EN SUITE
6'10" x 5'1" (2.10 x 1.55)



An obscure double glazed window to front elevation and includes a white suite comprising; a close coupled w/c, a floating hand basin with chrome taps over and shelving under, a fully tiled mains shower with a glass shower screen plus a chrome towel radiator.

BEDROOM TWO
10'10" x 10'6" (3.32 x 3.22)



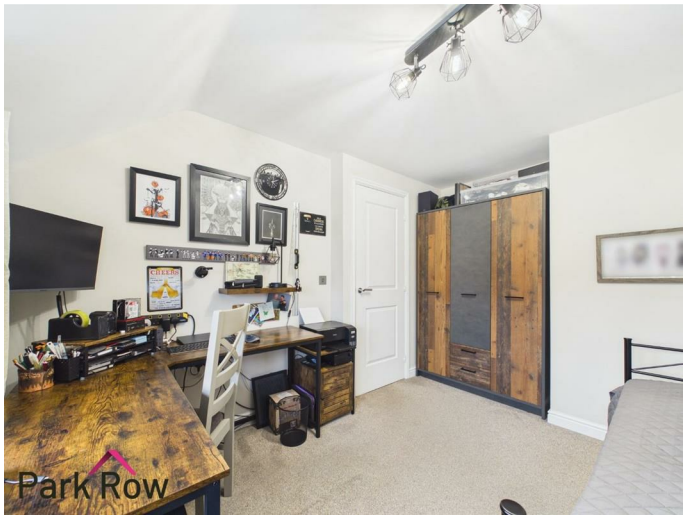
A double glazed window to the rear elevation and a central heating radiator.



BEDROOM THREE
10'6" x 9'9" (3.22 x 2.98)



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



BEDROOM FOUR
8'8" x 9'1" (2.65 x 2.77)



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



MAIN BATHROOM
7'4" x 6'6" (2.24 x 2.00)



An obscure double glazed window to the side elevation and a white suite comprising: a close coupled w/c, a panel bath with a mains shower over and a glass shower screen, a floating hand basin with chrome taps over and tiled splashback, fully tiled around the bath and half tiled to the remaining walls plus a chrome towel radiator.

EXTERIOR

FRONT



To the front of the property there is a driveway with space for off street parking, access into the garage, a paved pathway which leads down the side of the property to the rear garden, a paved area leading to the entrance door, an established tree, borders filled with decorative stones, further borders filled with bushes and the rest is mainly lawn.





SIDE

To the right hand side of the property through the gate there is space for bin storage and the rest is mainly paved with established shrubs surrounding.



REAR



Accessed via the gate at the front of the property, the door in the utility room and the multiple doors in the kitchen/dining/living room where you will step out onto; a paved area with wooden borders and space for seating, wooden built raised planters, space for a BBQ, sunken seating area to the corner, borders filled with a mixture of decorative stones and mature bushes, perimeter wooden fencing to all three sides and the rest is mainly lawn.





GARAGE

18'4" x 9'0" (5.61 x 2.76)

Accessed via the up and over door on the driveway or through the door in the entrance hallway and it includes; power, lighting and it is a fantastic space for storage.

AERIAL PHOTO



MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains
Heating: Air Source Heat Pump
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

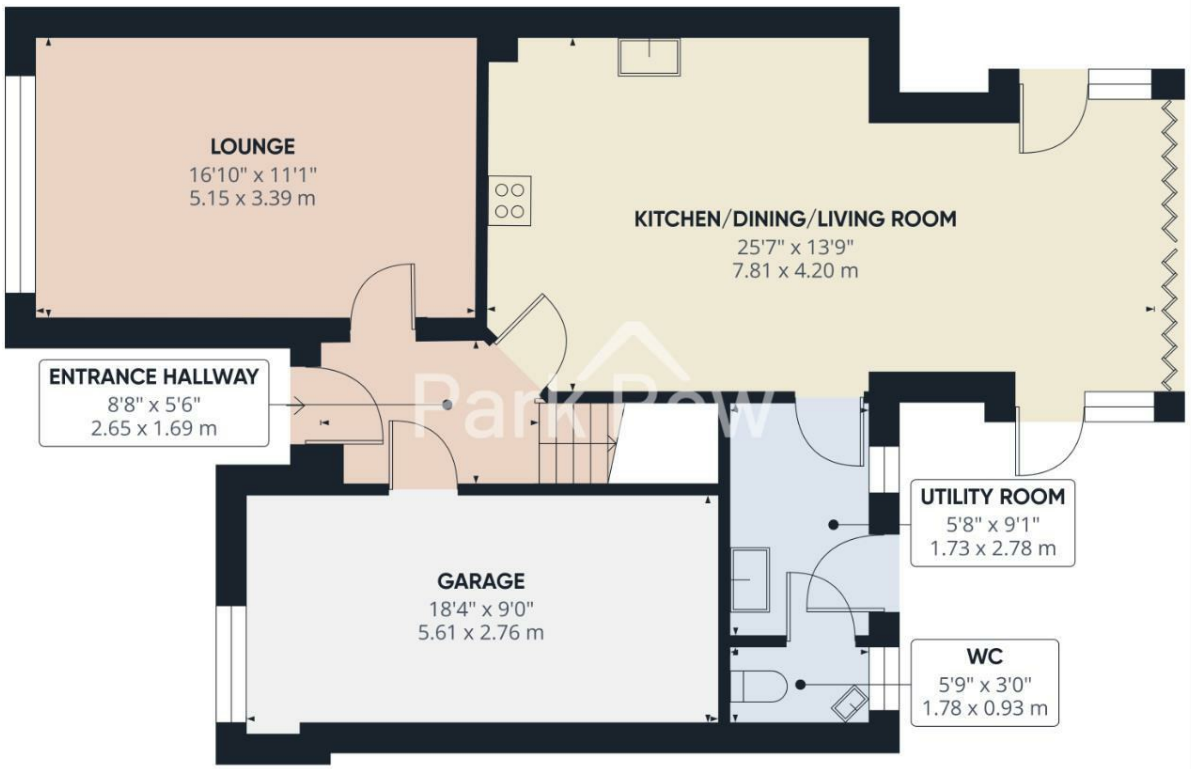
TENURE AND COUNCIL TAX

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

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.



Floor 0

Park Row

Approximate total area(1)

810 ft²

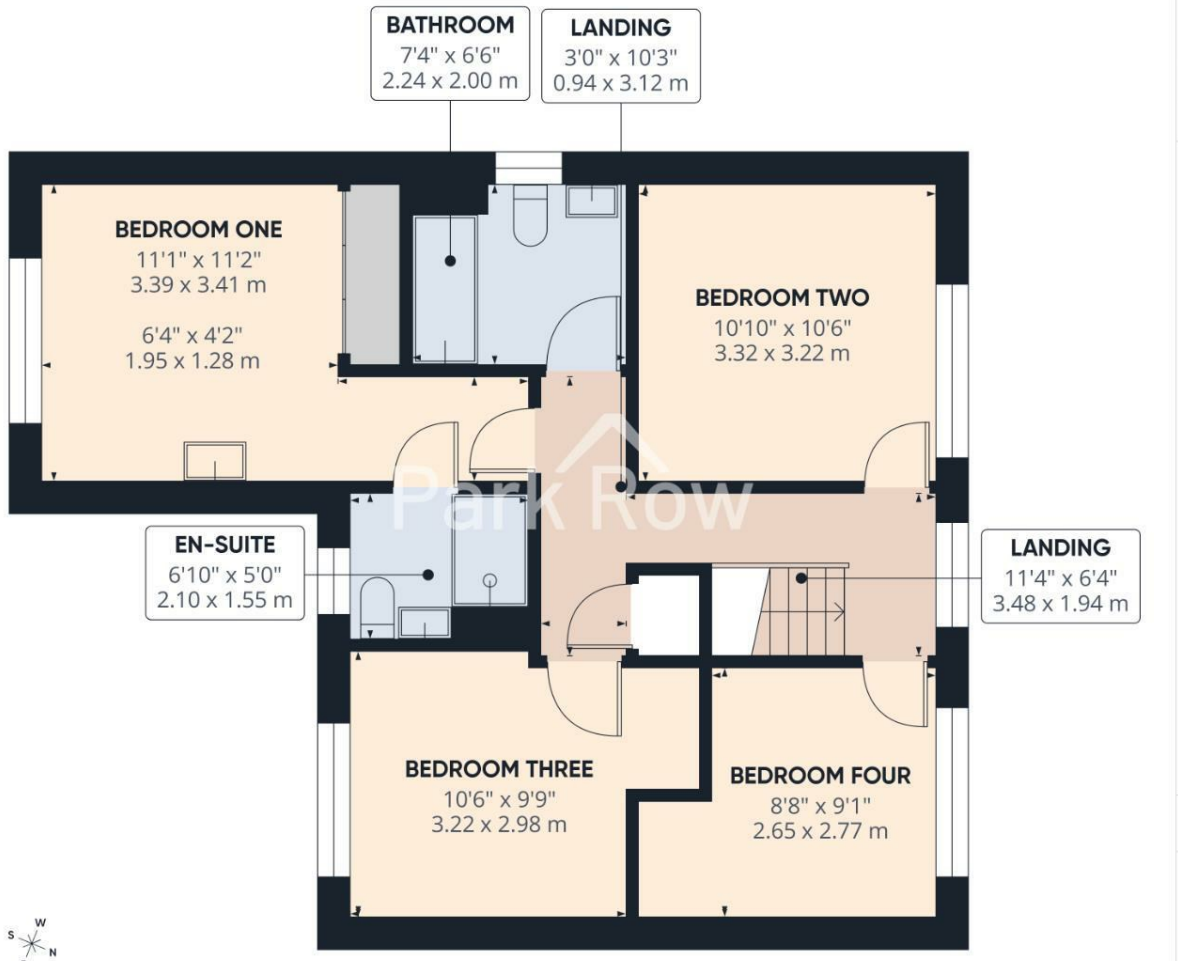
75.2 m²

(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.

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Floor 1

Park Row

Approximate total area[1]

632 ft²

58.7 m²

(1) Excluding balconies and terraces

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Approximate total area(1)

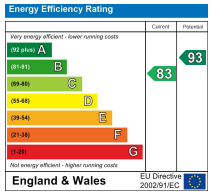
1442 ft²

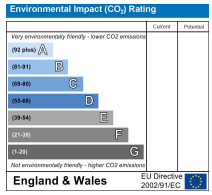
133.9 m²

(1) Excluding balconies and terraces

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