

Park Row



Park Avenue, Sherburn In Elmet, Leeds, LS25 6EF

£375,000



****DETACHED FAMILY HOME**THREE BEDROOMS**BEAUTIFULLY PRESENTED THROUGHOUT**OPEN PLAN KITCHEN/DINING/LIVING ROOM**GARAGE**OFF ROAD PARKING**LANDSCAPED REAR GARDEN****

Nestled on the charming Park Avenue in Sherburn In Elmet, Leeds, this beautifully presented detached house offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. The heart of the home is the modern kitchen and dining area, designed to cater to both culinary enthusiasts and casual diners alike. This space is perfect for family meals or hosting friends, ensuring that every gathering is a memorable one.

Outside, the property features a beautifully maintained garden, offering a serene retreat for outdoor enjoyment. Whether you wish to cultivate your green thumb or simply relax in the fresh air, this garden is a delightful addition to the home.

For those with vehicles, the property includes a garage and off-road parking, providing convenience and peace of mind.

In summary, this three-bedroom detached house on Park Avenue is a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the comforts of a well-appointed home. With its attractive features and prime location, it is sure to appeal to a wide range of buyers.

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 FRIDAY, AND 1.00PM SATURDAY



GROUND FLOOR ACCOMMODATION

ENTRANCE

5'6" x 3'3" (1.68 x 1.00)

Enter through a composite door with frosted glass panels within which leads into;

ENTRANCE HALLWAY

5'6" x 3'3" (1.68 x 1.00)



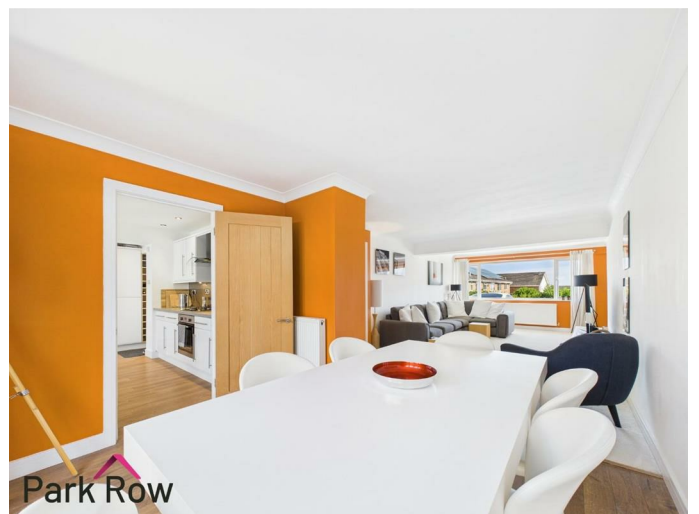
A central heating radiator, an oak door which leads into a storage cupboard and oak double internal doors which lead into;

LOUNGE/DINING ROOM

32'10" x 10'11" (10.02 x 3.34)



A double glazed window to the front elevation, an oak door which leads into a storage cupboard, a door which leads to the stairs with a further storage cupboard within, a central heating radiator, a double glazed double door with double glazed windows either side which lead out to the rear garden plus a further internal oak door which leads into;

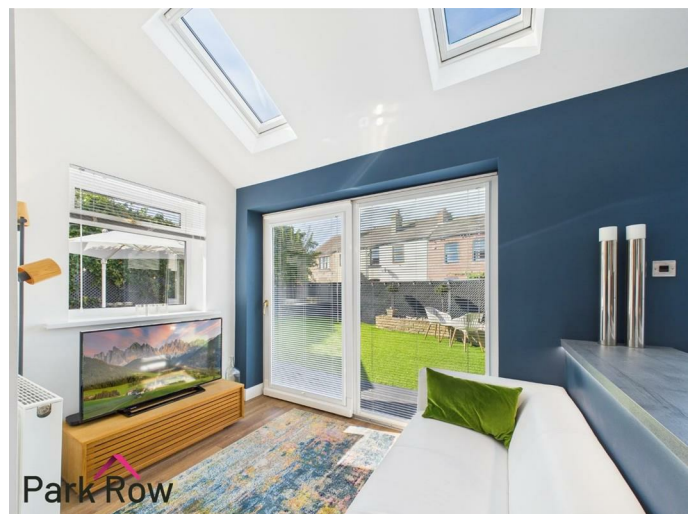


OPEN PLAN KITCHEN/DINING/LIVING ROOM

15'7" x 15'8" (4.77 x 4.79)



The open plan kitchen/dining/living room is an amazing space to entertain with friends and family which includes; double glazed window to the rear elevation and a further double glazed window to the side elevation, three double glazed sky-lights, white wooden wall and base units surrounding the full kitchen, square edge-laminate worktop, integral oven, four ring gas hob with a built in extractor fan over, metal-effect tiled splashback, integral dishwasher integral fridge/freezer, space and plumbing for a washing machine, white drainer sink with chrome taps over, a breakfast bar which matches the kitchen units with space for seating, two central heating radiators, two uPVC doors with double glazed windows within to the front and rear elevation, two cupboard doors which lead into storage cupboards, LED spotlights to the ceiling and a double glazed sliding patio door which leads out to the rear garden.



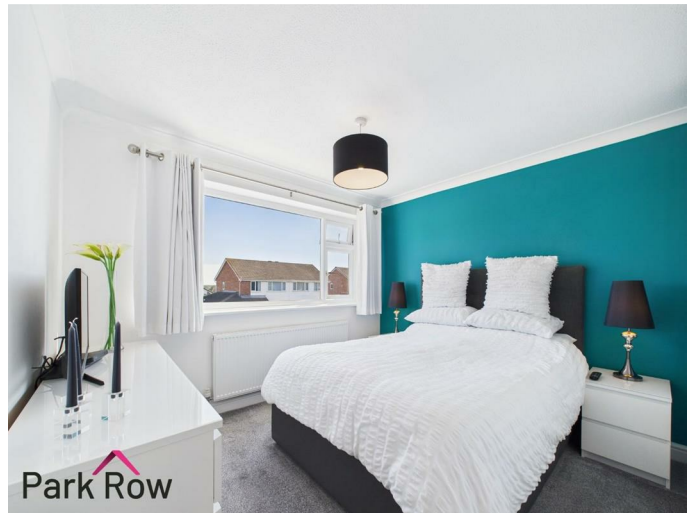


LANDING
9'2" x 3'0" (2.8 x 0.93)



Loft access and internal doors which lead into;

BEDROOM ONE
11'5" x 10'6" (3.48 x 3.22)



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



FIRST FLOOR ACCOMMODATION



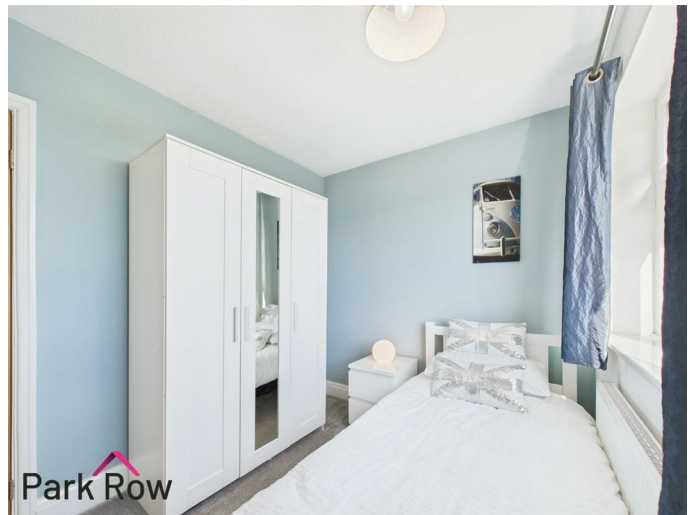
BEDROOM THREE
7'5" x 9'9" (2.28 x 2.98)



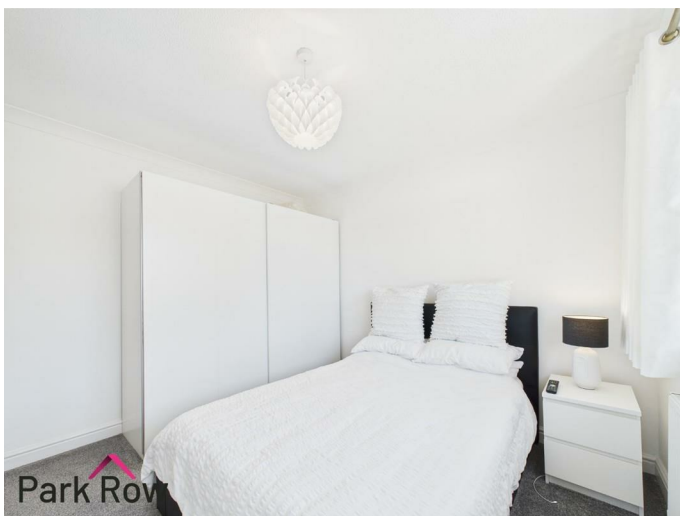
BEDROOM TWO
10'8" x 10'5" (3.26 x 3.2)



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



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



Park Row

FAMILY BATHROOM

8'5" x 9'8" (2.57 x 2.96)



An obscure double glazed window to the rear elevation and includes a white suite comprising; a close coupled w/c and his and hers hand basins with chrome taps over both set within the same white wooden unit which has plenty of space for storage, a panel bath with a mains shower above and a glass shower screen fully tiled around the bath, a central heating radiator.

EXTERIOR

FRONT



To the front of the property there is a block paved driveway with space for parking, access into the garage, access into the entrance and the rest is mainly artificial grass.

REAR



Accessed through the patio doors in the lounge, sliding doors in the kitchen or through the uPVC door in the kitchen/dining/living room where you will step out onto; a grey decking area with space for seating, stone built planters filled with mature shrubs and decorative stones, steps down to a pedestrian gate leading out to the rear of the property, perimeter wooden fencing to all three sides and the rest is mainly artificial grass.





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

CALLS ANSWERED :

Mon, Tues, Wed, Thurs & Fri - 9.00am to 5.00pm

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

TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

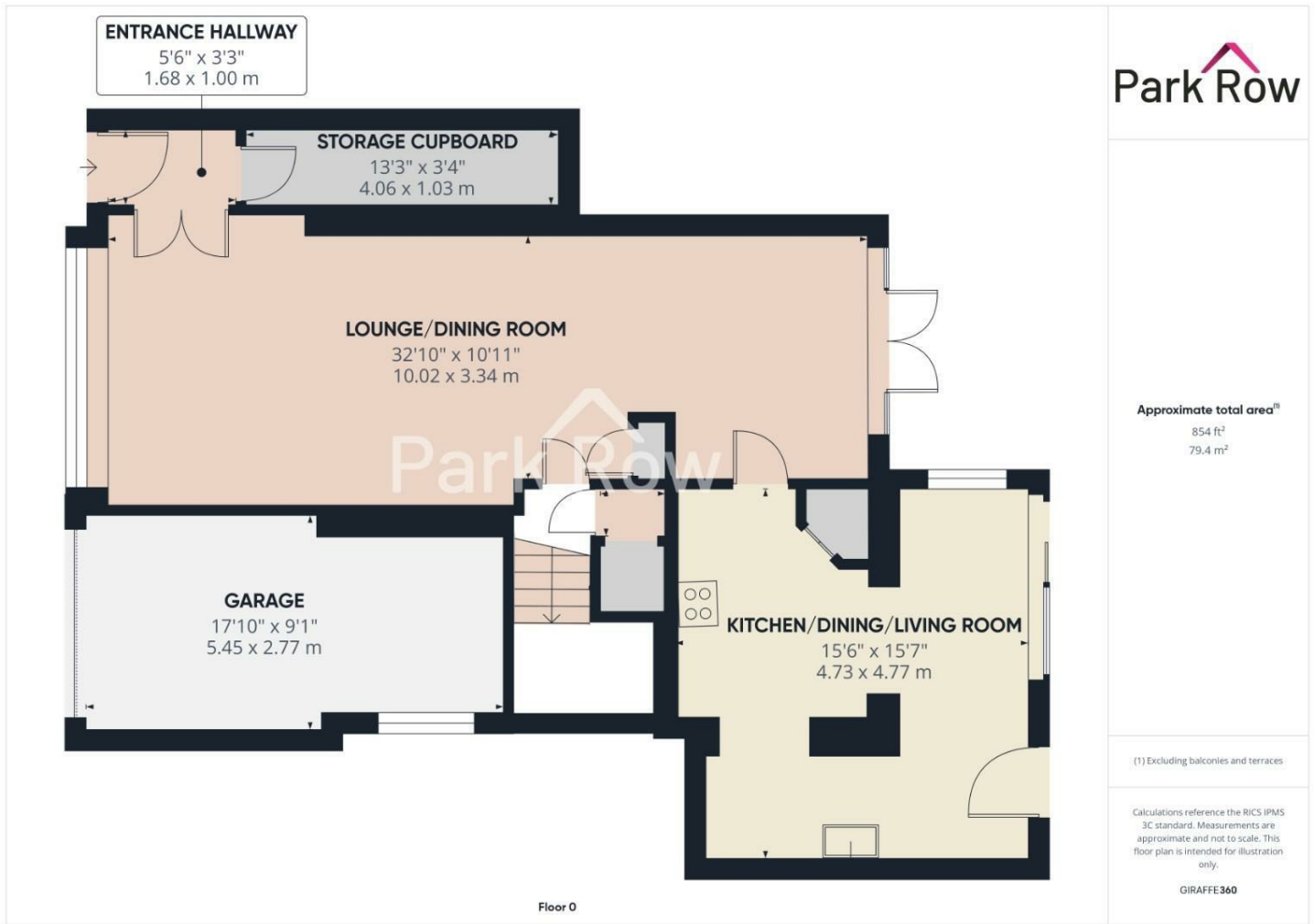
Tax Banding: D

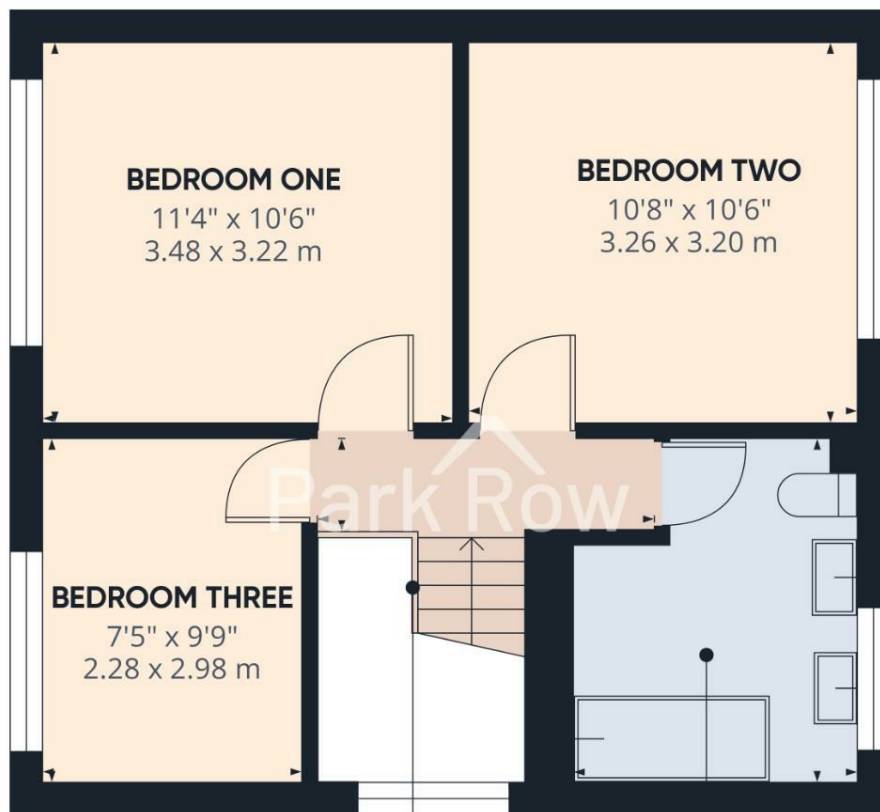
Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

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.





LANDING
 9'2" x 3'0"
 2.80 x 0.93 m

FAMILY BATHROOM
 8'5" x 9'8"
 2.57 x 2.96 m

Floor 1

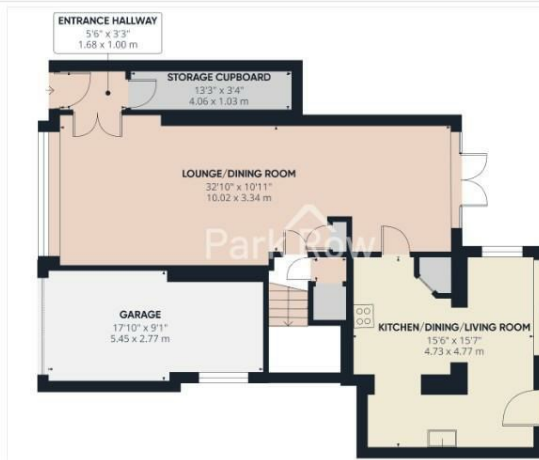


Approximate total area⁽¹⁾
 409 ft²
 38 m²

(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.

GIRAFFE 360



Floor 0



Floor 1

Park Row

Approximate total area⁽¹⁾
1263 ft²
117.4 m²

(1) Excluding balconies and terraces

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GIRAFFE360

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