

Park Row



Bramley Walk, Sherburn In Elmet, Leeds, LS25 6FF

Offers In Excess Of £270,000



THREE BEDROOM**SEMI DETACHED**PARKING FOR TWO CARS**GENEROUS REAR GARDEN**REDROW BUILD* Situated in the popular village of Sherburn In Elmet, this three bedroom semi detached house briefly comprises; lounge, kitchen diner, downstairs w/c, three bedrooms, ensuite to master, family bathroom, rear garden and driveway. RING US 6 DAYS A WEEK TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, AND 5.00 SATURDAYS



GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a composite door with diamond shaped glass panel insert into;

ENTRANCE HALLWAY

Has stairs leading up to first floor accommodation, handy under stairs storage cupboard and doors leading off;

DOWNSTAIRS W/C

5'8" x 2'11" (1.73 x 0.89)



Has a modern white suite comprising; close coupled w/c and corner basin with chrome taps over, central heating radiator and uPVC double glazed window with frosted glass to the side elevation.

LOUNGE

15'10" x 10'9" (4.84 x 3.28)



Has uPVC double glazed window to the front elevation, central heating radiator, television points and spotlights to ceiling.

KITCHEN/DINER

17'9" x 11'3" (5.43 x 3.45)

The open-plan kitchen diner has base and wall units in a cream finish with stainless steel handles and square edge laminate worktops, integral fridge-freezer, integral AEG double oven, integral dishwasher, four ring gas hob with stainless steel splashback and extractor fan over and a one and a half drainer sink with chrome taps over including a power wash tap. There is ample space for a dining table, built-in cupboard with space and plumbing for a washing machine and drier, high gloss tiled floor, spotlights to ceiling, modern vertical central heating radiator, uPVC double glazed window to the rear elevation and uPVC double glazed double doors leading out to the rear garden.



FIRST FLOOR ACCOMMODATION

LANDING

At the top of the stairs is a uPVC double glazed window to the side elevation, central heating radiator, loft access with ladders which is half boarded and built-in storage cupboard and doors leading off;

BEDROOM ONE

11'4" x 10'10" (3.47 x 3.31)



Has uPVC window to the front elevation, central heating radiator, built-in wardrobe and door leading into;

ENSUITE

7'0" x 4'0" (2.14 x 1.24)



Has modern white suite comprising; close coupled w/c, floating hand basin with chrome taps over, high gloss storage cupboard, rectangular shower tray with sliding glass doors and fully tiled in shower. It has a heated towel rail and extractor fan.

BEDROOM TWO

11'8" x 8'9" (3.57 x 2.68)



Has uPVC double glazed window to the rear elevation, central heating radiator and built in wardrobes in an alcove area.

BEDROOM THREE

8'7" x 8'7" (2.63 x 2.63)



Has uPVC double glazed window to the rear elevation and central heating radiator.

FAMILY BATHROOM

6'7" x 5'6" (2.02 x 1.69)



Has modern white suite comprising; close coupled w/c, floating hand basin with chrome taps over, panel bath with chrome taps over and mains shower above with glass shower screen and tiling all around the bath area. Heated chrome towel rail and uPVC Redrow signature diamond shaped window with frosted glass to the front elevation.

EXTERIOR

FRONT



Has a tarmac drive with space for 2 cars, paved path leading to the front door and around the side of the property giving access to the rear, mature shrubs to the front of the property and to the side of the path, and an electric car charging point.

REAR



Accessed via a path from the front of the house which leads round the side of the house, through a pedestrian wooden gate, or from the double doors in the kitchen diner where you step out onto a patio area with space for seating. There is then a step up to a decking area with further space for seating and a pebbled area with stepping stone flags which has space for a shed. There is perimeter fencing to all sides, a wooden bin store and PIR outside light.



DIRECTIONS

Leaving our Sherburn branch turn south onto Low Street in 0.3 Miles turn Left onto Braeburn Road, continue for 0.4 miles arriving at destination.

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.

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.

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.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - Closed

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

SELBY - 01757 241124

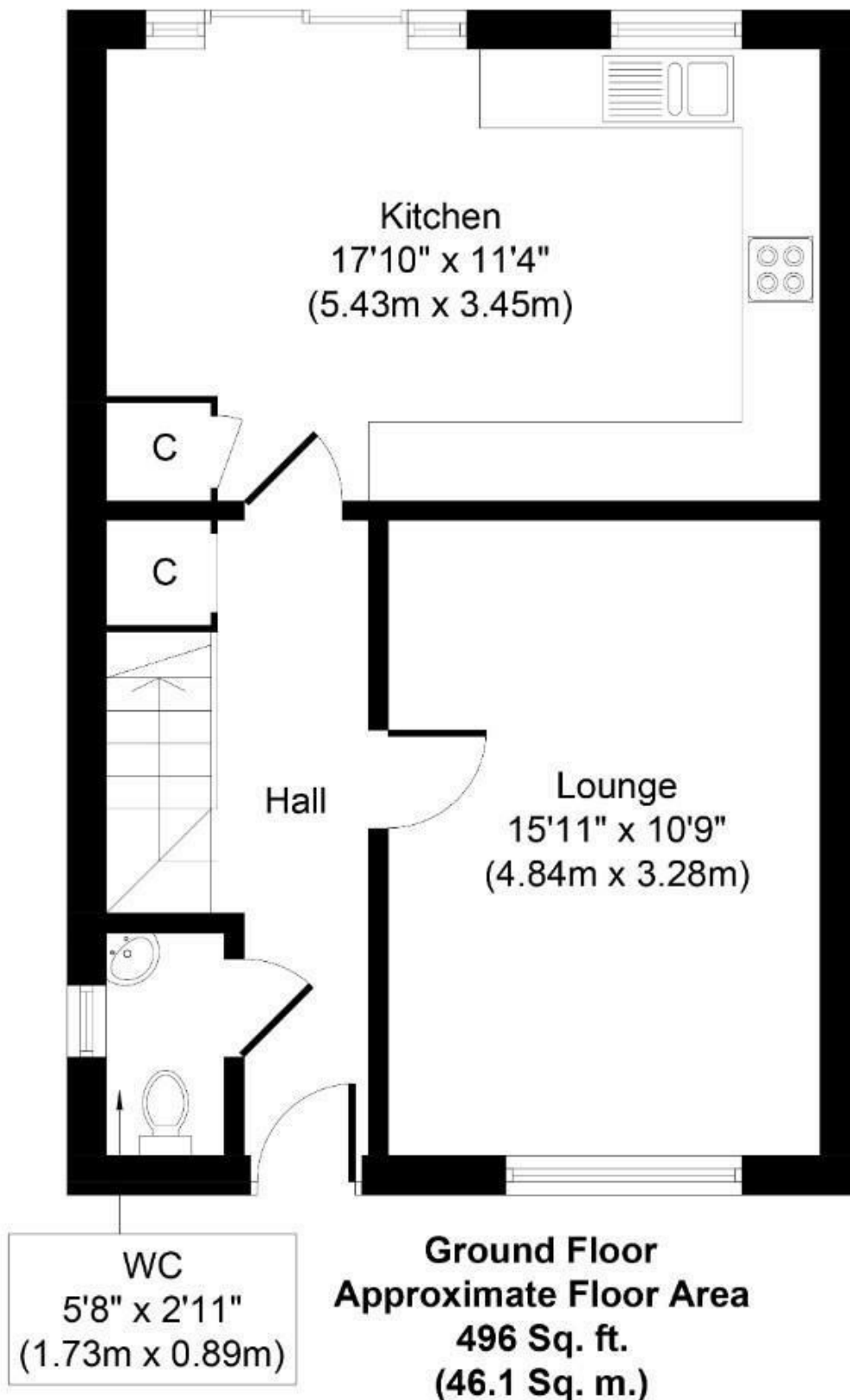
SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

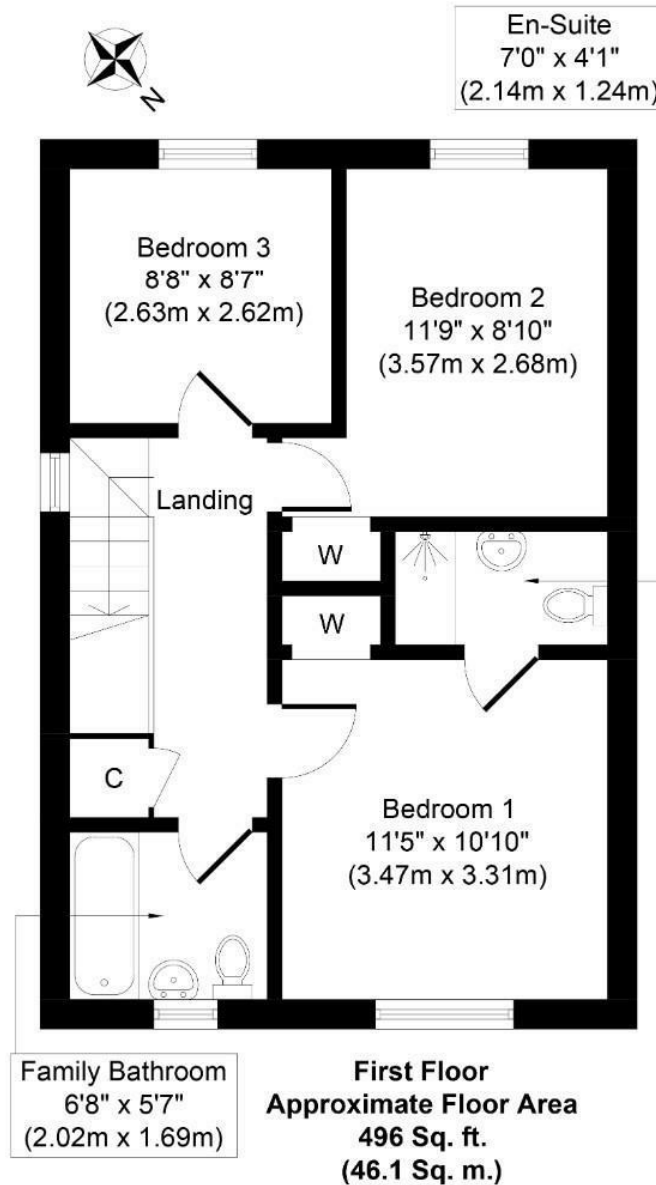
KIPPAX - 0113 8160111

CASTLEFORD - 01977 558480



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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