Park Row

The proactive estate agent



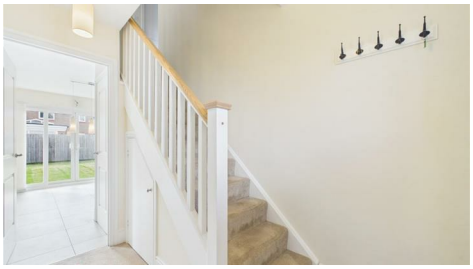
Bramley Park Avenue, Sherburn In Elmet, Leeds, LS25 6FA

Offers In Excess Of £400,000

4 2 2 B

DETACHED FAMILY HOMEFOUR BEDROOMS**GARAGE**OFF STREET PARKING**ENCLOSED REAR GARDEN**NO ONWARD CHAIN**SOLAR PANELS**EN-SUITE**DOWNSTAIRS W/C**UTILITY ROOM**PERFECT FAMILY HOME**POPULAR REDROW ESTATE**

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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AGENTS NOTES

Please note that some images within this brochure have been digitally enhanced using virtual staging techniques. Furniture, furnishings, and décor shown are for illustrative purposes only and may not be present in the property. The images are intended to demonstrate the potential use and layout of the space. Prospective purchasers should rely on physical inspections and not solely on the images provided.

INTRODUCTION

Nestled in the sought-after Redrow estate in Sherburn in Elmet, this splendid four-bedroom detached family home offers a perfect blend of modern living and comfort. Spanning an impressive 1,368 square feet, the property boasts two spacious reception rooms, providing ample space for relaxation and entertaining.

As you enter, you will find a welcoming open-plan kitchen and dining area, which is ideal for family gatherings. The double doors lead out to a generously sized rear garden, perfect for outdoor activities and summer barbecues. The kitchen is well-equipped, making it a delightful space for culinary enthusiasts.

The home features four well-proportioned bedrooms, with the master bedroom benefiting from an en-suite bathroom for added privacy and convenience. Additionally, there is a modern family bathroom and a handy utility room, along with a downstairs w/c, ensuring that the needs of a busy family are well catered for.

Parking is a breeze with off-street space for three vehicles, complemented by an integral garage for extra storage or vehicle protection. The property also includes solar panels, contributing to energy efficiency and reducing utility costs.

This delightful home is perfect for families seeking a peaceful yet vibrant community, with local amenities and schools within easy reach. With its modern features and spacious layout, this property is a wonderful opportunity for those looking to settle in a charming area of Leeds.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a sage green composite door with an obscure double glazed glass panel within which leads into:

ENTRANCE HALLWAY

9'10" x 6'4" (3.00 x 1.94)



Stairs which lead up to the first floor accommodation, under-stairs storage space, a central heating radiator and a door which leads into;

LOUNGE

16'3" x 10'8" (4.96 x 3.27)



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





KITCHEN/DINING ROOM

20'8" x 12'0" (6.32 x 3.68)







A double glazed window to the rear elevation, white gloss wall and base units, square edge laminate worktop, four ring gas hob with a built in extractor fan over and stainless steel splashback behind, one and a half stainless steel drainer sink with chrome taps over, integral fridge/freezer, integral oven, integral microwave, an internal door which leads into a cupboard with space for storage, double glazed sliding double doors which lead out to the rear garden, a central heating radiator and a further internal door which leads into;

UTILITY ROOM
7'6" x 5'9" (2.29 x 1.77)



A composite door with an obscure double glazed glass panel within which leads out to the rear garden, white gloss base units, space and plumbing for a washing machine, stainless steel drainer sink with chrome taps over, square edge laminate worktop, a central heating radiator and an internal door which leads into;

DOWNSTAIRS W/C
5'9" x 3'0" (1.76 x 0.92)

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

FIRST FLOOR ACCOMMODATION

LANDING
13'4" x 4'3" (4.08 x 1.30)

Two internal doors which lead into separate storage cupboards, loft access, a central heating radiator and further internal doors which lead into;

BEDROOM ONE
14'9" x 10'8" (4.50 x 3.27)



A double glazed bay-window to the front elevation, built in wardrobes with mirrored sliding doors, a central heating radiator and an internal door which leads into:



EN-SUITE
6'5" x 4'3" (1.96 x 1.30)



An obscure double glazed window to the front elevation and includes; a close coupled w/c, a half pedestal hand basin with chrome taps over and tiled splashback, a fully tiled square mains shower with a glass shower screen, electric shaving point, a chrome towel radiator and an extractor fan to the ceiling.

BEDROOM TWO
13'10" x 9'1" (4.23 x 2.79)



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



BEDROOM THREE
11'9" x 10'2" (3.60 x 3.11)



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



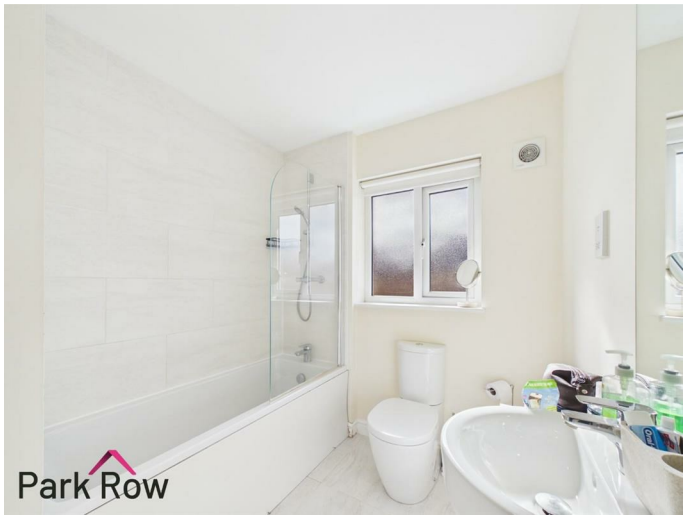
BEDROOM FOUR
10'1" x 9'4" (3.08 x 2.85)



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



BATHROOM
10'1" x 9'4" (3.08 x 2.85)



An obscure double glazed window to the rear elevation and includes; a close coupled w/c, a half pedestal hand basin with chrome taps over, a panel bath with a mains shower over and a glass shower screen, electric shaving point and a chrome towel radiator.

EXTERIOR

FRONT



To the front of the property there is a tarmac driveway with space for parking, access into the garage, a paved pathway which leads into the rear garden, borders filled with various mature bushes and the rest is mainly lawn.

REAR



Accessed via the door in the utility and through the sliding doors in the kitchen/dining room where you will step out onto; a paved area with space for seating, perimeter wooden fencing to all three sides, a mature tree to the corner and the rest is mainly lawn.





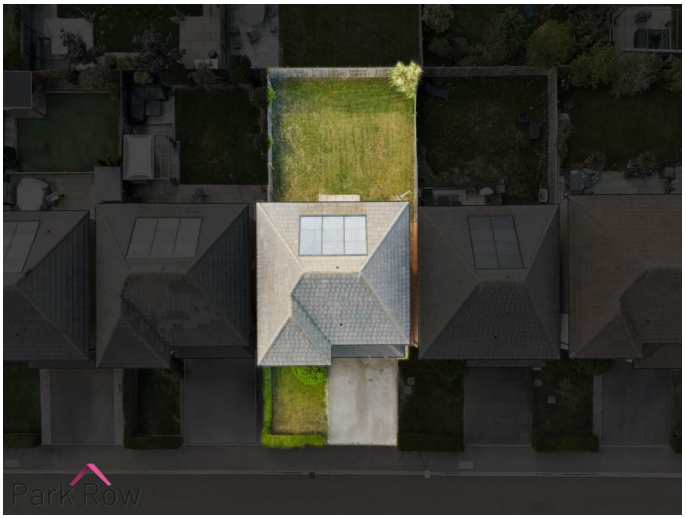


GARAGE

17'1" x 9'1" (5.23 x 2.79)

Accessed via the sage green up and over door from the driveway and includes; power, lighting and 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.

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

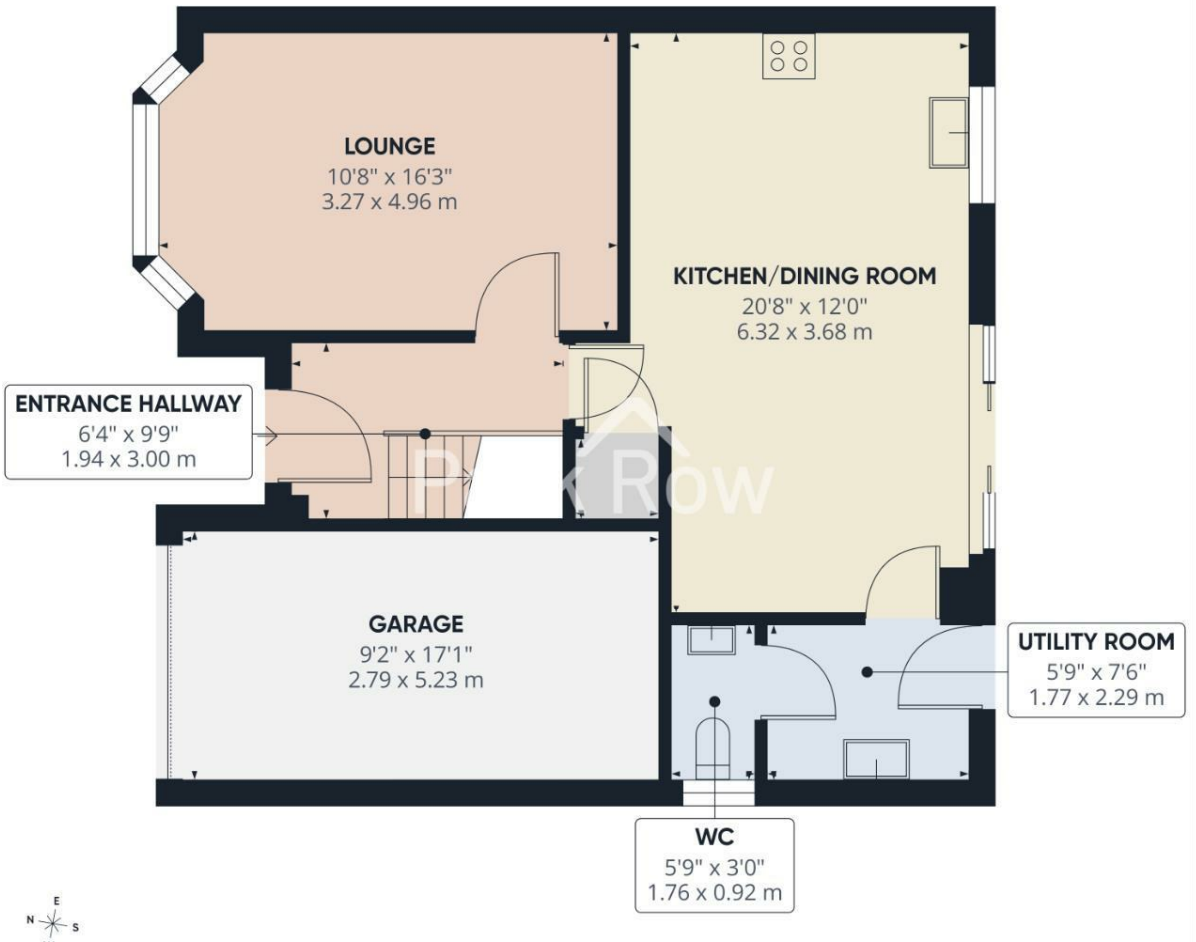
Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some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

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



Floor 0

Park Row

Approximate total area(1)

720 ft²

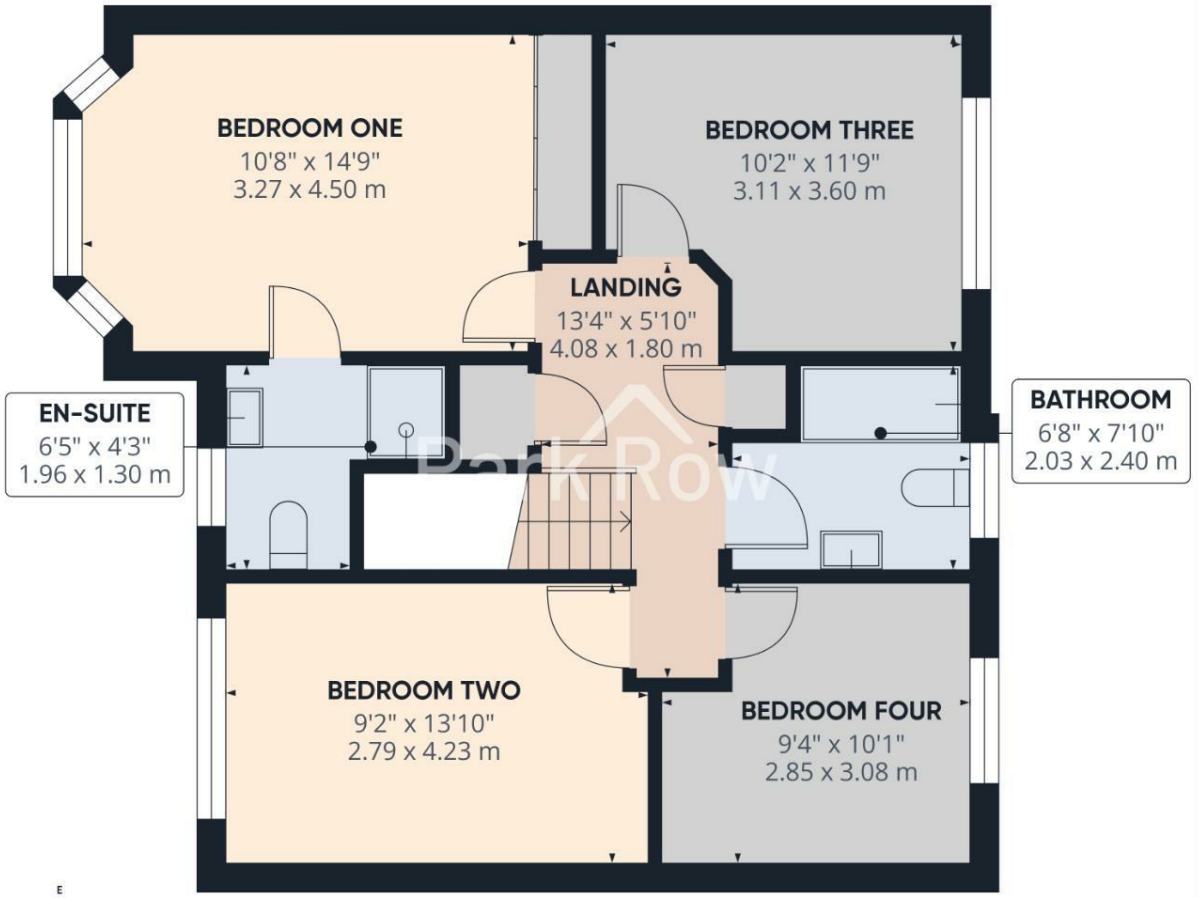
66.9 m²

(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]

648 ft²

60.2 m²

(1) Excluding balconies and terraces

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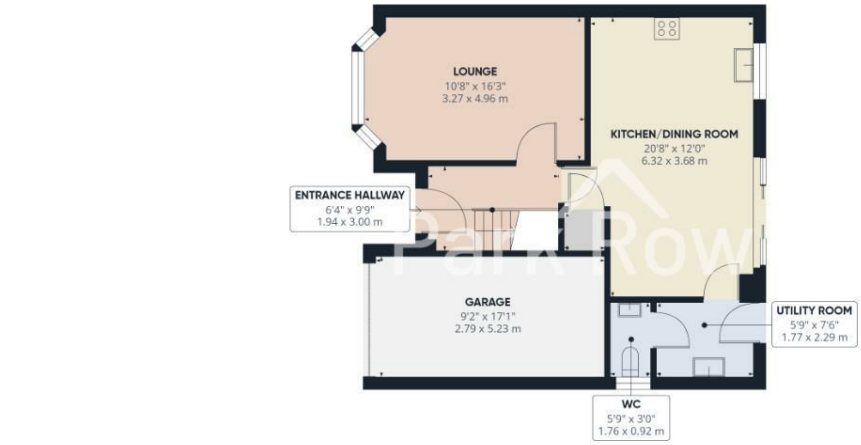
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Park Row

Approximate total area(1)

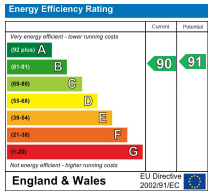
1368 ft²

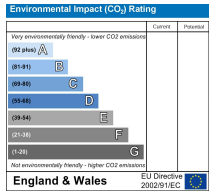
127.1 m²

(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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